

Thatchmont Board Meeting – Sept. 26, 2006

Trustees: Neil Golden, Arthur Mattuck, Martha Recht, Victor Samarov, Rosemary Trainor;
Absent: Victor Frank, Paul Tempest (trustees); Larry Sawyer (mgmt).

Update on the current status of the parking lot. The below is based on e-mails to the unit-owners from Neil, that not all have seen.

1. Work will not take place on Monday; it will resume on Tuesday, Oct. 3.

Area 3 (lower end, Thatcher side) will be torn up (Tues, Wed), then Area 4 (lower end, Egmont side) (Thurs, Fri). The exact tree-removal date is still to be set. Cars in the area to be torn up should be moved by 8AM to empty spaces in the other 3 areas. Do not tandem park there. They can be moved back at night.

2. The contractor will this week begin breaking the foundations of the old garages that used to be in the lot, depending on the availability of equipment. There are several old coal chutes that empty into bins, now covered by the concrete paving. These chutes will have to be walled up by brick masonry before it is safe to remove the paving above them.

3. Later, the grade of the lot will be adjusted so water drains to the middle. The cars will have to be moved again when this is done. Announcements will be made. The grading will channel rainwater and winter snowmelt, and help to avoid the winter ice-patches we have had from the refreezing at night of the snowmelt.

4. Paving is expected to occur sometime during the weeks of Oct. 9 or 16. We will need to park on the street when this happens, including overnight. To obtain the necessary permits, please make sure that Larry Sawyer (sawyermgmt@aol.com) has the **current make, model, and license plate number for your vehicle(s)**. Also, let him know if you need permission to park on the street during the day. The current plan is to put on the base coat and the top coat on the same day; this will require cars to be out of the lot for a 24-hour period.

5. Please do not park in the middle at the lower end of the lot, as that space is needed for the dump trucks to turn. It is currently marked on the paving.

Parking lot design. After considerable discussion, the plan adopted calls for

a) 22 tandem standard-width spaces on the Egmont side, 21 on the Thatcher side (to accommodate the fire lane and dumpster truck)

b) 5 single-spaces at the upper end, parallel to the buildings; 4 on each side at the lower end – 6 parallel, 2 perpendicular to the buildings;

c) summer dumpster placed as now; winter dumpster at the lower end, midway between the two buildings.

The total number of spaces is thus 56: 37 deeded tandem-spaces, one per unit; 19 rental spaces.

Budget 2007 It is expected that pretty much all of the special assessment will have to go to the parking lot: \$134,500 to the contractor, most of the rest to architect's fees, masonry, and landscaping for the two side strips between the central stairwells.

The 2007 budget is expected to include funds for refurbishing the front hallways, and for replacing the smoke detectors.

Annual meeting The date has not been firmed up yet, but Monday Nov. 6 (7:00) is under consideration. There will be a trustees meeting an hour before for a final consideration of the budget. A firm date will be posted in hallways when available.

Arthur Mattuck
Recording Secretary