

Thatchmont Board Meeting – May 7, 2007

Trustees: Victor Frank, Neil Golden, Lifei Guo, Arthur Mattuck, Victor Samarov, Paul Tempest,
Rosemary Trainor G&G Management: Michael Weinstein

Financial Report.

1. We are on track with respect to our budget.
2. The income owed us as reported in the previous minutes has now mostly been collected: from the Amory condominiums for trash and snow removal, from Sawyer Management for the rent they collected on the basement apartments. Some back rent is still being collected, by G&G.
3. The unit-owner who has not paid the parking-lot assessment is being sued. Meanwhile the \$5/day fine continues to accrue.
4. Income from the basement apartments: it is not known whether the Egmont St. lease will be renewed in September; the Thatcher apartment operates without a lease, but tenancy continues.
5. Our reserves at the beginning of January stood at \$112,000.

Old Business

1. The **roof repairs** were completed, at a cost of 22.5K. The nine rubber roofs were resealed on the advice of two consultants; this should extend their lives five or more years. (The oldest rubber roof is 20 years old and is eligible for problems after 25 years.) A roof drain over Unit 5 at 25 Thatcher was reset to stop roof puddles from forming during heavy rain, which can lead to leaks.
2. For the **landscaping** on the two side strips in the parking lot, a gradual approach was suggested and adopted. For the sunny Egmont side, several arborvitae to provide green all year, and flowering annuals for this year. For the shady Egmont side, a few shrubs, the rest shade-loving perennials. The annuals and perennials can be incrementally replaced by more shrubs in succeeding years without straining the budget.
3. The **parking lot configuration** at the upper end interfered with the piling-up of snow there by the snowplow. It will be necessary to remove a space at the upper end and hopefully compensate for it at the lower end before next winter; the four uppermost perpendicular-parked spaces will have to be moved closer to the buildings to allow adequate room for the snow pile.
4. **Parking lot rules.** The committee formed at the last meeting conducted an e-mail discussion in the interim and presented their report. After a substantial discussion, the following rules were adopted.
 - a) Tandem parking is permitted on an occasional basis, as now.
 - b) Parking in the center lane is permitted during the day and evening, provided the windshield displays the unit being worked on or visited, with contact numbers. Such center parking cannot interfere with the dumpster. (Two yellow marks will be painted to indicate how far center-parked cars must be from the dumpster in summer and winter, with a warning sign placed on the dumpster.)
 - c) Overnight (between 3 and 5 AM) center-parking is not permitted.
 - d) Violators of (b) and (c) are subject to tow, which will be immediate if the dumpster is due to be emptied.
 - e) When snow threatens, center-parking and tandem-parking are forbidden. If such cars are parked during snow-removal, they are subject to tow without notice. G&G will attempt to notify the owners involved if possible, but it is not guaranteed.
5. The **basement bins** are being mapped and identified, and an official notice will be mailed shortly warning when **basement cleanup** will take place; unacceptable items will be removed, others will be removed if unlabeled.
6. Front **entryways** will be repapered, as needed; a group is being assembled to choose compatible papers for the Egmont side. The outside handrails will be repainted.

New business

1. A list of **capital budget items** was presented, with cost estimates of varying roughness. A five-year cash flow projection was presented, making assumptions about what might be done and when, which gave some indication of where we might be after five years. Priority decisions have to be made; for some of the items probably with the aid of consultants. A big unknown is the amount and cost of masonry repairs, which depends partly on whether they should be reactive or preventive.

2. Unit-owners asked about checking the smoke alarms and fire extinguishers.

Some of the landscaping needs attention: Zen will be asked to prune the large yews on Thatcher St.; we can prune the winter-damaged shrubs ourselves on Egmont St; railroad ties at the upper Egmont driveway need placing.

Next meeting: in July or early August sometime, to be announced.

Arthur Mattuck
Recording Secretary