

Thatchmont Board Meeting – Feb. 27, 2008

Trustees: Ann Lammers, Lars Liebisch, Neil Golden, Lifei Guo, Arthur Mattuck
G&G Management: Peter Deforge Absent: Paul Tempest, Rosemary Trainor

Financial Report

1. **2007 Year-end Report** This is not ready, since G&G uses a CPA for this, and this is a CPA's busy time of year. When ready (at end of March – item 2. below may also delay it), an e-mail will be sent to unit-owners and it will be posted on the web-site, with comments on it in the minutes of the next trustees meeting.

Peter reported that as of the end of Decemeber, our reserves were 125K and there was 23K in our operating funds. When the final 2007 report is in, some operating funds hopefully can be transferred to reserves.

2. **Income from Amory** We have not yet given a final bill to Amory for the 2007 trash and snow removal from April on: partly because the Amory management changed in midyear, and our property-manager Peter is relatively new as well; and also because the formula for assessing Amory for these services was questioned at the last trustees meeting (see Old Business 1. below). When a formula is mutually agreed upon, it will be applied to the final 2007 bill, as well as to current and future years. (Only the assessment for December snow removal is actually at issue.)

Old Business

1. **Amory assessment formula.** At the last trustees meeting, the Treasurer (Ann Lammers) was asked to suggest a formula for assessing Amory. She had a number of questions, whose answers could logically affect the formula – relative sizes of the Thatchmont and Amory parking lot areas, relative number of designated parking spaces and of actual parking spaces, management fees for dumpster and snow removal, financial impact of Thatchmont housing both the dumpster and the snow storage area, city taxes, etc.

Many of these would not be easy to answer, and the answers could provoke controversy over the formula, with possibly only small quantities of money at stake. After considerable discussion, the trustees voted 4-1-0 (Luo abstaining) to propose to Amory the relative division 1/3-2/3 for all costs of trash and snowplowing (including management fees for these services), based on Amory having three buildings and Thatchmont six, all built to the same plans.

Past practice has been 1/3 of trash removal, varying formulas for snow removal, no management fees.

2. **Masonry inspection.** The inspection by RMX (for 4.5K) has been delayed by poor weather, but should take place during March, after which a report will be issued.

3. **Hallway painting.** All the buildings chose colors, and it is expected that painting will start sometime in the coming week, with preparatory work in all of the buildings. Before that, Peter will send out the list of the **paint choices and work** planned for each building; this should be checked and confirmed quickly. He will also send out an estimate of the painting schedule as soon as one becomes available.

19 Thatcher is not removing wallpaper and should have money left over.

14 Egmont requested removal of the stucco texture from the walls, together with unusual color choices probably requiring several coats of paint. Since these requests would require substantial financing by the unit-owners in that building, they are being held in abeyance. Meanwhile, it was considered unwise that the owners in 14 had not painted small areas of their walls to test the appearance of the colors selected. They are being asked to take relevant steps and make final decisions by next week, giving the source of funding for any over-budget items.

3. **Marble and tile cleaning.** Our regular cleaner RCM did a standard sample marble cleaning on the marble in the outer lobby of 14 Egmont. The verdict was that it now looked worse: the whiter parts were cleaner, but since the stains were not removed, they were now more conspicuous.

More elaborate and expensive procedures for marble cleaning are available, but their description on

the Internet makes it clear they are for use by professionals only, not by standard cleaners.

Since there are big differences among the buildings in the condition of their marble, Peter will inspect and rate the marble and tile in each building, and present to the Board a prioritized list of cleaning projects; we will then have to consult with professionals as to what is possible and the costs, and make decisions.

4. **Roof leaks.**

Leaks into 26 #5 and #3 were investigated by the company that did the rubber roof reseaming last year; two seams were fixed and three spots in the rubber patched. The walls involved in the two units will be repaired.

Leaks into both 25 #5 and #6 have been reported, thereby involving the whole roof. They are attributed partly to an uneven roof, so water can run over large areas, seeking the lowest point to enter (previously at a skylight, which was replaced), and partly to a skylight placed where other roofs have a drain. The roofing report consultants RMX will be asked for an opinion and recommendation.

New Business

1. **Flooded entrance.** The upper parking-lot entrance to 20 Egmont has been flooded on and off for several weeks. Why this problem has arisen just now and just here is so far unknown. Atlantic Drain has serviced the entryway. At present the options seem to be a 9.5K operation digging up the concrete and enlarging the dry well into which the water drains, or installation of an automatic sump pump to conduct the water elsewhere. It will be investigated further.

2. **Pests.** Rodents were discovered in units at 15 Thatcher; exterminators located an entranceway in a basement storage bin, which has been now fixed.

3. **Banging pipes** at 20 Egmont. This is connected with steam coming on and is a new complaint. Many years ago new steampipes were put into the basements, designed to eliminate the banging caused by steam trying to get through condensed water. For their proper functioning, it is essential that **all radiator floor valves in every unit must be either completely off or completely on!** (If the valve is on, the actual heat output can be controlled by a small inexpensive valve attached to the air-valve on the radiator.) Unit-owners are urged to check the status of all of their radiator floor valves.

4. **Parking-lot thefts** Thieves are currently targeting GPS systems in cars, which are easily stolen and fetch good prices. One car has been broken into. Do not leave evidence of having such a system: a visible bracket to hold it, a suction cup on a window or even the mark left by a removed suction cup.

E-Mail Business

1. **Trash disposal.** G&G has negotiated a less-expensive contract with a national company we have used before (Waste Management), replacing Casella (which took over from Atlantic North). For the moment, dumpsters and barrels from both companies are there – use the ones for Waste Management.

2. **Pipe repair** Investigating a leak in the 26 Egmont basement after heavy rains, Peter traced it to a decaying 4" rain leader pipe, which was repaired by Doran Mechanical.

3. **Illegal basement storage** After our expensive cleanout in July, the basements are filling up again. Unit-owners are reminded that **unless prior approval has been obtained and they are labeled, personal items (other than bicycles) must be stored in the bins, not left in common area; they are subject to removal without notification, and billing for disposal costs.**

5. **Next meeting.** Tuesday April 29, 15 Thatcher #3 (Golden)

Arthur Mattuck
Recording Secretary