

## Thatchmont Board Meeting – Apr. 30, 2008

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

### Financial Report (from Peter)

1. **2007 Year-end Report** The budget came out just about even: our income was equal to our expenses, the latter including a transfer of 23K to reserves.
2. **Reserves** This year, we are depositing 3.3K/month into the reserves, i.e., about 40K by year's end. Extra cash totaling 35K was put in the reserves to earn more interest. It is now needed for current operating expenses (because of snow and heating oil expenses, these are not spread uniformly over the year); the trustees authorized its removal as needed.
3. **Income from Amory** Amory is billed quarterly for its share in trash and snow removal expenses. An agreement was reached between the respective management companies whereby these expenses are to be divided Thatchmont 39/65, Amory 26/65, in proportion to the number of units (including basement units) in the respective condominiums. This formula is being applied retroactively to 2007, resulting in Amory still owing us 9K, which is expected shortly.

### Old Business

1. **Masonry inspection.** The inspection by RMX (for 4.5K) was delayed by poor weather but finally took place during two weeks in early March; photos were taken. The report was not yet delivered by the time of the meeting because rising fuel prices required recalculation of the cost projections. The trustees will review the report at their next meeting.
2. **Hallway painting.** This has now been completed, and the six entries seem pleased with their color choices and the painting job. Five entries came in at budget; 19 Thatcher did not remove wallpaper and should have some money still available for a hallway project.
3. **Marble and tile cleaning; other hallway projects.** As promised in the previous minutes, Peter inspected all six front hallways, and reported that the Egmont marble and tile is in much better condition than that on the Thatcher side, with 25 Thatcher being in the worst condition of all. Cleaning runs about 3K/entry, with no guarantee of good results, since cleaning without stain removal can make the stains more conspicuous.

This gave rise to a discussion of whether money should be appropriated so as to bring all the entries up to approximately the same level of appearance (Peter's position), or whether an equal amount of money should be spent on each entry, regardless of its condition (some trustees). Opinions were expressed, but the issue was unresolved.

Peter also thought the 3 x 4 rubberized black mats by the mailboxes should be replaced, and that the mailboxes should have a uniform appearance (uniform nameplates and no taped-on names or directions to the letter carrier). A suggestion was made that this could be part of a moving-in fee.

Trustees commented that the brass/copper kickplates on the outside door and the inside door needed to be cleaned/replaced. RCM will be asked to clean and polish regularly those kickplates in good condition (mostly the outside ones).

Trustees agreed to conduct their own inspections of the six front hallways, to form their own opinions on the preceding, and to help decide on the best policy for appropriating money for these projects.

4. **Roof leaks.**

Interior wall damage caused by leaks into 26 #5 and #3 has been repaired, as has the leak damage at 25 #5, and at 15 #5. A broader assessment of the uneven roof problem at 25 which causes water to collect is to be referred to the roofing consultants RMX, according to the previous minutes.

5. **Flooded upper-end back entrance at 20 Egmont** This loomed as an expensive problem in the previous minutes, as Atlantic Drain's servicing had not helped. It turned out they serviced by mistake the lower-end back entrance; after they returned (at no charge) to clean out the correct entrance, the problem was fixed. ;=)

6. **Banging pipes** at 20 Egmont. This fortuitously recurred while Peter was in the basement – it turned out not to be a steam-pipe problem but instead a water hammer in a cold-water pipe that hadn't been secured properly to the ceiling.

### **New Business**

1. **Speed bumps** are needed to slow up the speeding trespassers who use our upper and lower driveways as shortcuts between Thatcher and Egmont Streets. Four yellow-painted asphalt bumps will be placed, one in each driveway, with a (required) caution sign projecting from the brick wall at the bump location. They will be amalgamated with the asphalt below, to make them resistant to the winter snow-plowing.

2. **Poor Brookline sidewalk patching** at 14 Egmont; missing sidewalk chunks at 19 Thatcher. G&G will contact the city.

3. **Exterior painting** Some of the painting done only two years ago is already peeling. Also, that job did not include the basement windows on the front and back (except for the ones at the lower-end, where the rental units are); some now have rotting sills. This work needs to be priced and carried out; it may be better however to wait until we have considered the masonry report, since masonry repairs may involve window lintels.

4. **Illegal basement storage** The basements are filling up again. 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. When the removal is authorized by Peter or the trustees, RMC will place easily transportable smaller items in the dumpster without prior notification; larger items will be billed for any costs of disposal.

5. **Sale of 26 #3** When the unit was purchased a number of years ago, the right of first refusal was not drawn up and signed. The current attorney for the seller will draw up an appropriate document for the trustees to sign.

According to our by-laws, the realtor's advertising sign in front should be removed since a purchase-and-sale agreement has been signed.

6. **Cleaner** The RMC cleaner is doing a good job and the trustees authorized a quarterly bonus.

7. **Next meeting.** TBA: Thursday, June 12, 19, or 26

Arthur Mattuck  
Recording Secretary