

Thatchmont Board Meeting – July 1, 2008

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

Financial Report (Peter)

1. **Current reserves** After the transfers for operating expenses described in the previous minutes, the current reserve is 92K. We are depositing 3.3K/month into the reserve.

2. **Owed Income** Amory Park (the two buildings furthest from Comm. Ave) will pay the \$9,039 it owes us in early July. Amory North (the building closest to Comm. Ave.) owes us \$3330; its manager (Larry Sawyer) is getting remarried this weekend and has not yet talked to their board. These figures come from the agreement worked out on how to divide the costs of snow and trash removal between Thatchmont and the two Amory condominiums (roughly, 2/3 : 1/3).

The unit-owner who has not paid the special parking-lot assessment now owes us about 5K, including the accrued fine of \$5/day. The trustees approved a legal action to put a lien on that unit, to guarantee that when it changes hands Thatchmont will receive what is owed it.

In the change-over to new management two years ago, several unit-owners were listed as being in arrears (mostly over storage charges and late fees). Some disputed cases remain, with poor documentation from the previous management.

3. **Oil** The price continues to rise and strain our budget.

Old Business

1. **Masonry inspection.** The inspection report by RMX (which cost us 4.5K) was received, and found unsatisfactory – not detailed enough, vague on significant points, calling for significant expenditure without enough justification.

Neil met with RMX and G&G, and RMX agreed to produce a new version of the report, which has just been circulated (i.e. after the meeting) and the trustees will be studying. Meanwhile, the trustees decided to get a second independent opinion; the Beal Company (which has supervised some large projects in the area) was recommended as the initial contact. They sent out gratis the head of engineering and a structural engineer (Hassan) to look at the buildings, who provided an informal opinion and in turn recommended an engineering firm which could handle smaller jobs (like ours) – Thompson and Lichtner (G & G knows them).

A structural engineer (Haddad) from T & L met with Neil to look at our buildings and recommended two masonry companies who could inspect and make proposals. When subsequently contacted, the first would not do this without seeing a “scope of work” first – i.e., a description of the work to be done; the second did not respond.

At this point, one could continue with the masons (G & G has two others to recommend), or go back to T & L and ask them to produce a scope of work (for roughly 3K). The trustees favored this latter approach, as producing the clearest and most disinterested second opinion, and it is the course being pursued. (For \$125/hour, T & L could also spot-check the work of masons as it proceeds.)

2. **Front Entrances and Hallways.** As reported earlier, Peter found the marble and tile on Egmont to be in much better condition than that on Thatcher, with 25 Thatcher being in the worst condition of all. As a test, the front lobby marble at 25 will be cleaned to see if that improves it enough to be worthwhile (the previous marble cleaning test at 14 Egmont did not, but that lobby wasn't so stained.)

The trustees took up again the question of whether or not to allocate lobby money equally. A compromise consensus evolved that the entries should be prioritized so that all would be at least brought up to a minimum acceptable standard. Beyond this point, money would be allocated equally.

The trustees should inspect the front lobbies themselves to decide which are the neediest.

3. **Speed bumps and warning signs for them** Three proposals for speed-bump warning signs were obtained; the trustees voted to get the least expensive – four 18”x12” double-sided black-on-yellow signs projecting from the building wall at the positions where the speed-bumps will be placed, for \$600. Once these are in place, the bumps will be ordered.

New Business

1. **15 Thatcher #2** The current renter is breaking the lease and leaving early for career reasons. The trustees approved new tenants found by the unit-owner’s agent, but they have since withdrawn for personal reasons.

2. **Egmont St. trees** The street maples in front of 26 and up to the St. Paul end of the block have almost all died and been removed. The next few in line are not healthy. Peter recommended the best procedure for getting them replaced/treated to be letter-writing and e-mails from affected unit-owners to the Brookline Parks Dept., which is sensitive to the appearance of that block because of the public housing project across the street. Write to

Tom Brady, Conservation Director, 333 Washington St., Brookline 02445
tom_brady@town.brookline.ma.us

3. **Parking lot** Two concerns were voiced.

a) Illegal parking (usually in the center) by outsiders or friends of unit-owners who then take off for Red Sox games or parts unknown. **A visitor’s car must be parked in tandem with the unit-owner’s; cars of day-workers can be center-parked if work location is identified on the dashboard, or known to Mgmt. A courtesy warning sign about towing may be placed (once only) on all others and license plate recorded, before the vehicle is towed.**

b) Children – both unit-owners’ and outsiders’ – continue to use the parking lot as a playground. This is dangerous and not permitted. In particular, **children on coasting vehicles – bikes, trikes, skates, skateboards – should be sent or taken to the public diagonal downhill paths in Knyvet Park on Thatcher St.**

4. **Next meeting.** TBA

Arthur Mattuck
Recording Secretary

Two Useful Thatchmont-related Websites

G & G Management maintains a site at <http://gandgrealty.com>

On its home page, use the link **My Home**, then the link **contact us** to get a username and temporary password. After getting them, you can sign in to My Home to get information about your account, make maintenance requests, etc. It is a secure site.

Thatchmont maintains a site at <http://thatchmont.org>

On its home page, there are links to the Owner’s Handbook (which has our by-laws), Online Minutes, List of Trustees, Owner Resources, Recycling Information, and other things.

A **Unit-Owner’s Discussion List** is also maintained. To join it, click on the link **Mailing List** near the top of the site’s home page, and follow the directions for a username and password that subsequently appear. After getting approved by the list-owner (this may take a few days), you can join in the existing threads, if any, or start one of your own. Threads of past discussions are available.