

## Thatchmont Board Meeting – Sept.24, 2008

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

### Financial Report

1. The single building **Amory St.** condominium owes us about 3K for trash removal. They are collecting it by special assessment, and we should be paid by the end of October.
2. The unit which has not paid the special assessment for the parking lot continues to accrue a daily fine of \$5, and is being sued in order to establish a lien on the property when it changes hands that will reimburse us for the money that is owed to Thatchmont. This includes the parking lot assessment, the fines, our legal expenses, and recently also the monthly common area charges, which the unit has stopped paying; a monthly late fee of \$50 is being added.
3. The **heating oil** situation is uncertain; as in previous years, management has not locked in a fixed price for the heating season, since we have generally come out a little ahead with this strategy.
4. A **2009 budget draft** will be prepared by Peter by early November. 40K will be transferred to our reserve by year's end.

### Old Business

1. Four **speed bumps** were installed to slow down the cars which use our lot as a short cut, positioned so the cars will have to be slowest at the moment when the parking lot comes into full view. They are amalgamated with the asphalt below, and hopefully will be able to survive the snow plows.
2. **Masonry repair** discussion continued, with the uncertainty about the actual condition of the buildings making it difficult to reach any firm decisions.

The conflicting reports by RMX and by Bill Haddad from Thompson & Lichtner described in the August minutes were brought more into line at a second meeting with Haddad, who had not observed the damage to many of the lintels, and said he had been talking previously only about a "solution for the next few years". He is being asked for a revised report, which has since been received, calling for complete repointing, and replacement of bowed lintels, repair of rusted and flaking lintels, replacement or repair of cracked masonry sills, work to be completed within 5-8 years.

RMX produced written answers to a list of questions posed by Neil, but some of the trustees were not entirely satisfied with the answers. Its president, Tony Chiarelli, met on site with Peter and several trustees and presented the case for doing everything now.

The issues will be pursued, and what information is available will be presented at the annual meeting for discussion, but it doesn't seem likely that a decision can be reached soon, since substantial sums are involved.

Various suggestions and questions were debated:

Can we establish various levels (A, B, C) of masonry repair, with associated prices and consequences?

What's essential right now or within the next year or two, what can be deferred and how much extra will it cost to defer it?

What is the actual level of masonry decay? What percentage of the building must be repointed?

Is it feasible to start just with the two sides that seem most in need: Egmont front and Thatcher rear?

There are other buildings in our area that seem in comparable condition. What are their owners doing?

There were calls for a second, more reliable opinion, from Thompson & Lichtner, or a third opinion. Peter offered to get one from Cabellis (?), whom they have used in the past.

Opinions were expressed that we ought to get some concrete figures before the annual meeting, but this seems unlikely now. RMX would require 16K to create specifications, send them out for bids, and

review the bids, and the trustees were unwilling to authorize this yet. Previously, two masonry firms declined to offer any informal prices without a detailed list of specifications. Further developments are noted below in E-mail Business.

### **New Business**

1. The **Egmont St. basement apartment** has suffered extensive termite damage, which was discovered when the tenants moved out at the end of August. In two of the bedrooms, the hardwood floors and surrounding trim have been attacked. The adjacent stairwell is undamaged, however.

The company which treated our buildings several years ago for termite prevention retreated the unit without charge, but the damage had to be repaired promptly, in order to make the unit rentable. The trustees authorized spending 8-10K to do this, replacing the hardwood flooring with less expensive carpeting.

The adjacent storage bins will be inspected.

2. A basement **mouse hole** was found after a unit owner reported seeing a mouse in their unit. It will be treated by the pest management service we use.

3. The **annual meeting** was set for 6:30 Thurs. Nov. 20 at the Holiday Inn on Beacon St.

4. **Next meeting** is Tues. Oct. 28, 6:30 in 20 Egmont, #6 (Lammers).

### **E-mail Business**

1. **Basement water** discovered in a storage bin at 26 Egmont was caused by a nearby split plastic cap in the Egmont landscape watering system. That watering section has been turned off, prior to replacement of the cap.

2. Permission was given for a **succah** to be erected by 14 Egmont #1 (Bessler) shortly before the Succot holiday week, and to be removed shortly after its end, against the back stairwell railing at 14 Egmont.

3. An e-mail **summary of masonry issues** as he saw them was provided by Neil, assuming that a complete masonry overhaul was undertaken; in brief:

- a) how to manage the whole process
- b) the cost if done now; the additional cost if spread out over time
- c) understanding costs of financing, and financing options, if done now vs. spread out over time
- d) impact on owners who wish to sell during this period, if done now vs. spread out (with resulting uncertain liability)
- e) if work is spread out, assessing the inconvenience (noise and dust) and risk of further damage.

4. **A weekend meeting** is proposed for early Nov. with RMX (Tony) and Peter, to hear the and discuss the arguments for doing things now; the earlier one was held on a weekday morning, which automatically excluded several trustees. For the earlier one we were not charged; for this one the charges by RMX and G&G would come to around \$1000.

Arthur Mattuck  
Recording Secretary