

THATCHMONT BOARD MEETING – December 10, 2008

Trustees Present: Neil Golden, Ann Lammers, Sarah Leaf-Herrmann, Lars Liebisch, Arthur Mattuck, Rosemary Trainor Absent: Paul Tempest

G&G Management Representative: Peter Deforge

Election of Officers

Neil opened the meeting with an election of officers. The new slate of officers as approved: Neil Golden, President; Ann Lammers, Treasurer, Sarah Leaf-Herrmann, Recording Secretary

Condo Fee Notification from G&G Management

It was noted that the letters recently mailed detailing the new condo fees did not include the supplemental fee, storage charges, or parking. Peter Deforge agreed to reissue the letters with the corrected amounts owed for each unit.

Outstanding Expenses from Amory Building

Peter discussed a small outstanding amount due to Thatchmont Trust from 132Amory for snow removal. The Board continues to actively pursue collecting this outstanding expense.

Renovated Apartment – Rental Status

The newly-renovated rental apartment is available for \$1,800 per month. Apartment income is a substantial part of our budget and it is important that we fill it as quickly as possible. “The apartment is a 2+ bedroom newly refurbished garden-level apartment in desirable Coolidge Corner location. Close to BU and to both the B and C Green Lines. \$1800/month including heat, hot water and laundry. Contact Mike Shorthill @ 617.354.2000” Peter currently has the apartment listed with brokers. Unit owners are encouraged to list the apartment on notice boards at their work or other suitable locations.

Parking Lot Reconfiguration

Ann raised the issue of reconfiguring the parking lot to accommodate two spaces per unit. This has been researched in the past without success. Ann agreed to re-review the archive of architectural drawings and documentation to determine if there is an appropriate solution.

Masonry Project Update

Thompson & Lichtner (T&L) Recommendation

Mike Vielmetti of T&L, formerly Bill Haddad’s supervisor, inspected our property with a group of trustees on November 8 and has submitted a detailed letter describing the work recommended. As with the other masonry opinions, he told us that the timing of repairs depended on weather conditions, the interior condition of the masonry, and other variables. He also felt that we might begin to have active leaks which would accelerate the timetable or add the expense of temporary repairs to the cost of the project.

He said the parapets are in most urgent need of repair and should be done within the next 1-2 years. (This is the masonry above the roof line in the front of the buildings.) By acting within this time frame, the repairs will stop damage from occurring to the structure due to water leakage from above the roof line into the walls as well as damaging the decorative stonework.

The north side of both buildings (parking lot side of Thatcher St. and front of Egmont St.) should be done within five years, with the remainder completed within 10 years. In all cases, the rusted

lintels must be replaced. In some cases, the exterior bricks need to be removed and the wall rebuilt to insure the surface bricks are adhering to the interior bricks (for example above the third floor windows on the backside of Thatcher St.).

Overall, there seems to be a consensus between all of the experts we have talked to that the entire structure needs repair within the next 10 years.

Anecdotal Research with Longwood Green

Two trustees interviewed a Trustee from Longwood Green, who is in the midst of a similar project in scope. This has provided insight into the process they have been following. The Longwood Green trustees began the project with T&L and subsequently changed to RMX-Northeast Engineering. The Thatchmont Trustees are evaluating the lessons learned by them.

Bid and Recommendation Sought from Fourth Firm – Gale Associates

The board has discussed the project scope with a fourth firm – Gale Associates. The board is awaiting an estimate and recommendation after submitting images of the buildings.

Masonry project Next Steps

The Trustees concluded that in order to proceed, they need to obtain real pricing. To do this, they need to select an engineering partner to prepare detailed bid specifications and assist in evaluating replies. The Trustees expect to bid any potential project in phases and as a complete project. Once they have firm expense projections for both of these approaches, the Trustees can evaluate the economic impact on owners of each unit. Alternative financing scenarios will be evaluated before deciding how to proceed.

One unit owner has suggested that we consider applying stucco to the entire building as perhaps a cost effective solution. The Trustees were concerned over how our property would look if this was done. Once we have firm cost data, we will decide if this is an appropriate solution.

Additional Engineering Partners to be Evaluated

The board will speak to additional engineering firms to gain more understanding of which would be an appropriate resource for this project. Peter will supply a list of qualified companies for the trustees to research.

Next Meeting

January 5 at 6:30pm in 19 Thatcher Street #3, Leaf-Herrmann residence

Sarah Leaf-Herrmann
Recording Secretary