

Thatchmont Board Meeting – Oct. 28, 2010

Trustees: Neil Golden, Arthur Mattuck, Michael Springer, Victor Samarov, Rosemary Trainor
Absent: Life Guo, Sarah Leaf-Herrmann; Sheryl Sarkis (G&G Mgt.)

Financial Report (presented by Michael Springer, Treasurer)

1. Current 2010 budget

a) The latest report (end-of-Sept.) shows nothing unusual, and we should end up the year about on target, if the next two months don't throw us any curve balls.

b) Income: One of the Amory condos still owes us \$600. Two **parking spaces** are currently open (12 and 55), and will be advertised by tree postings and Craig's List.

c) Our **Reserves** at the end of 2010 should be about 130K, by Mike's estimate. The major capital expenses, which have been paid from the reserves, have been the exterior painting this summer and fall, and the new double roof at 25 Thatcher. Both projects are now complete.

2. Current Five-Year Plan

This is still being developed, but should be available in summary form at the Annual Meeting on Nov. 9. Its purpose is to help us avoid the necessity for special supplements to the condo fees by building up the reserves sufficiently. It calls for setting the condo fees each year – taking account of inflation – at a level which at the end of five years will leave us with the reserves at the same level as now, in constant dollars.

Some annual items are unpredictable – principally heating oil (price and weather dependent) and snow removal. The main concern is to try to anticipate all the capital expenditures over the next five years and incorporate them into the plan. So far these are: staged roof replacements, painting the back stairwells (see below), and further masonry work at some point. If there are others, unit-owners can bring them up at the Annual Meeting.

As of now, Mike estimates a need for 600K over the next five years to pay for these: about 350K for masonry, and 250K for the rest.

3. 2011 Budget

As usual, this will be a major item at the Annual Meeting. Sheryl has prepared the budget; the two most significant changes from this year's budget are the following.

a) **Heating oil expenses** are budgeted at 80K – a decrease of 13K from the current budget, based on a lower estimated oil price for this winter and normal snowfall and temperatures.

b) **Condo fees** in 2011 will be increased by 12%, by vote of the trustees: 9% is the effective increase, plus 3% for inflation. This will increase our income by 26K in 2011 in accordance with the estimates in the five-year plan of what we will need to cover capital expenditures from the reserves over the five-year period.

Old Business

The only item was **painting the back inside stairwells**. This means the walls and ceilings, which have not been done in a long time. Many have peeling paint dropping onto the floor, which poses an environmental lead risk to children under 6 using that stairwell, currently 8 of our 12 back stairwells.

Two bids were solicited from painting companies which are certified in lead abatement. One of the companies has already done the work in the 25-odd Thatcher stairwell, paid for by a new unit-owner who the trustees agreed in advance to reimburse.

After considerable discussion of various options, the trustees decided to proceed with that company (Commonwealth Contracting), after a bit more investigation into the economics of some choices they offer. Commonwealth was the low bidder of the five bids obtained by the unit-owner, and the lower bidder of

the two obtained by ECCC. All the remaining 11 stairwells will be done, at an estimated total cost of 40-50K (including the reimbursement). The stairwells will be enclosed while the preliminary scraping of ceiling and walls is done, and the painting will cover and seal in any older lead-containing layers.

This option requires regular maintenance of the paint surface, and some concerns were expressed about the flaking paint being partly due to leaks from the heavy spring rains, which could recur. However, other possibilities, such as completely removing the existing paint down to the plaster before repainting, or for now just doing the entries with young children, were judged to be impractical or unwise.

The payment for this work will be taken from our reserves.

New Business

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1. A request from 20 Egmont #3 for **renovation of two bathrooms** was tentatively approved, provided the contractor selected was licensed and all necessary permits were obtained from the city – these are requirements of our bylaws.

2. **Riser replacement** Since like much renovation replumbing, the work described above will involve opening walls, it gives an opportunity to replace the old risers in the walls which supply water to the sinks, showers, and tubs. These are the responsibility of the Association, and old pipes can give way, which would require reopening the walls. The trustees voted to routinely ask unit-owners undertaking this kind of renovation to have the risers replaced, with reimbursement from the Association for this part of the renovation expense if approval for it is obtained beforehand from the Trustees.

3. **Annual Meeting: Tuesday Nov. 9 at 7:00, Coolidge Corner Library on Pleasant St.**

(Note the new no-rent location – your trustees saving your hard-earned dollars.)

Arthur Mattuck
Recording Secretary