

Thatchmont Board Meeting – Jan. 12, 2011

Trustees: Neil Golden, Lifei Guo, Arthur Mattuck, Mona Mowafi, Abe Recht, Michael Springer, Rosemary Trainor; Excused Absence (due to blizzard): Sheryl Sarkis (G&G Mgt.)

Elections The following were re-elected unopposed:

Neil Golden (President), Mike Springer (Treasurer), Arthur Mattuck (Rec. Secretary)

Finances There was no formal financial report, since the most recent statements showed nothing unusual. Two actions were taken by unanimous vote:

1. **Money transfer** of a surplus in the Operating budget from 2010 of about 40K to the reserve account (this is in addition to the 40K budgeted in 2010 for addition to the reserves). The purpose is to get the better interest rate in the reserve account; the money will be transferred back if and as needed in 2011 to meet operating expenses.

2. **Masonry loan repayments** in full are occurring, mostly by new unit-owners inheriting the loans. Since these can cause a cash flow problem for the Association because of the way the loan is set up, the simplest solution is to renegotiate the terms of the loan each time a unit owner prepays substantially or in full. Since the bank charges \$300 for each such renegotiation, the trustees voted to pass this on to the unit-owner; the likelihood of this arrangement was indicated in the original loan agreement.

Old Business

1. The **Rear Stairwell Repainting** is completed. All the stairwells have been inspected for lead, and are in substantial compliance. All the walls and stairs have passed; the back doors and doorjambs still contain lead, but they are not peeling or flaking; however doorjambs are susceptible to damage from scraping doors. Doors are the unit-owner's responsibility; the doorjambs are viewed as common area, and therefore the Association's. Mona volunteered to speak with the inspector to get her recommendations as to what would be adequate for complete compliance, also to Commonwealth Contracting, and the State to get further input as needed. Once this is done, we can get pricing estimates.

The Association will pay the **inspector's fee** of \$250 for each of the five buildings that were recently inspected, and the trustees voted a \$250 reimbursement for the unit-owner at 25 Thatcher who paid for the earlier inspection there.

The trustees voted to complete the project by repainting those **concrete floors** at the bottom of the rear stairwells whose paint is in bad condition, mostly from flooding during heavy rains.

2. A continuing discussion over responsibility for an earlier **leaking drain** at 26 Egmont was settled. The unit-owner paid the plumber's bill for a plugged-up drain on the unit-owner's line, but the unit-owner maintained the plumber had said at the time it was the common-area venting pipe that had been plugged (which would make it the Association's responsibility). The trustees voted to go with the plumber's statement on the bill; the Association has paid the bill and will bill the unit-owner.

3. A persistent **heating problem** at 25 Thatcher - unit 1 gave rise to a long discussion. Persistent banging from the pipes and low heat to the front living-room are part of the problem. The other question is who is responsible for the cost of fixing, which depends on exactly what and where the problem is. There may be a further question since a small amount of asbestos removal may be required. Preliminary experiments seemed to indicate the fault might lie in inadequate pitch to the pipes leading to the radiator. The discussion being inconclusive, it was tabled until further information from an accurate diagnosis, with consultation of the Master Deed and State law, was obtained.

New Business

1. New unit-owner Alexander Holliday submitted plans for an extensive **renovation at 19 Thatcher-6**. Significant elements requiring trustee approval were:

- a) an air-conditioning compressor with accompanying piping on the roof;
- b) a kitchen skylight on the roof;
- c) a roof spigot for watering plants;
- d) a 12" roof sun-tube for providing daylight to a new windowless bathroom;
- e) a working gas fireplace for the living-room.

The trustees approved the first three, which others have installed; the fourth was approved after discussion, since the roof opening required was small and reasonably placed; the fifth item was discussed at the meeting and denied by the trustees in a subsequent e-mail vote.

2. There was a long discussion of problems with **low heat on Egmont** both two months ago (all three buildings) and two days ago (some units in 20 and 26). The earlier problem was diagnosed by Devaney as a faulty heat-timer, but somehow fixed by them. They said it was worn out and recommended replacing it; but no proposal was forthcoming. The recent complaints seem to stem from air-conditioners in some units allowing cold air to leak in; from the need to reset the timer so the heating cycles come on at the right time for early risers; from the need to turn up the heat to fight the cold temperatures (it had been turned down somewhat to conserve oil). As of this writing, the situation seems to be better. Investigation will continue, possibly including timer replacement.

Trustees debated whether to require air-conditioner removal during winter season, ended settling for requiring winter-sealing of any air-conditioners left in place over the winter. (See notice below.)

3. Plans for a **new roof deck** at 25 Thatcher-5 were approved.

4. Discussion of obvious current **parking-lot problems** – unmarked cars centrally parked overnight, inability to tandem-park due to snow piles, cars blocking dumpster, double-line of centrally parked cars and trucks Friday morning making egress difficult. A lot of snow was trucked out Friday, probably at considerable expense. For the present, we will continue with the current policy of requiring cars parked in the center to identify themselves with a dashboard notice; violators to receive a warning on their windshields, and be towed for repeated offenses.

5. The meeting lasted three hours – a record. **Next meeting: TBA**

Arthur Mattuck
Recording Secretary

Notices to Unit-Owners

1. **Air-conditioners left in place during the winter must be sealed with heavy plastic covers or sheeting both outside and inside.**

The purpose is to avoid cold air leaking in, and our expensive warmed air from leaking out. Fresh-air fiends who are convinced that bedroom windows have to be opened at night even when the temperature is below 20 are urged to seek psychiatric help.

2. **Unit-owners with overnight or daytime visitors who must center-park because tandem-parking is impossible (not just inconvenient), or who have contractors working on their units who by tradition center-park, are responsible for seeing that they place legible notices on their dashboards telling who they are visiting: Name of Unit-Owner, Building and Unit Number, Unit Owner's telephone number, and the parker's cell-phone number.** Unidentified cars and contractors will have a notice placed on their windshields, and towed without warning for repeated offenses.

Reminder: **No tandem or central parking for anyone during a snowstorm or several hours before one is anticipated. Towing for offenders and substantial fines for unit-owners involved.**