

Thatchmont Trustees Meeting – Jan. 10, 2012

Present: Neil Golden, Andrew Liteplo, Arthur Mattuck, Mike Springer, Nick Yoder
Sheryl Sarkis (Mgmt.) Absent: Mona Mowafi, (Rosemary Trainor has resigned)

Election of Officers

The current officers were unanimously re-elected:
Neil Golden (President), Mike Springer (Treasurer), Arthur Mattuck (Recording Secretary).

Financial Report, (Sheryl, Mike)

1. **Budget year 2011.** When the final December tallies are in, we expect to be 43K over budget in 2011, due to the heavy snowfalls last winter and the increase in oil prices, plus the basement floor painting, and various needed plumbing repairs that transpired as a result of the many unit renovations during the summer and the roof work in the fall.

The budget overrun was paid for by a 50K surplus carried over from 2010.

2. The **reserves** received their budgeted money in 2011 and are currently 138K.

Oil down to \$3.40/barrel with a delivery Dec. 31 and no snow so far should help with two major expenses for 2012. (Dec. snowfalls aren't billed until Jan.)

3. The **five-year plan** is a little under-target because of the early replacement in the fall of the last three tar-and-gravel half-roofs in the Egmont buildings, but it should recover during 2012.

Old Business

1. The problem arising from lack of a **building permit** for the bathroom renovations at a unit in 20 Egmont is now settled, with the unit-owner paying for a plumbing inspector chosen by the Trustees. The wall was opened up and an updated drain and trap installed.

2. The **lead abatement** work is still needed on the exterior basement windows for completion of this project in all common areas. (This is necessary before any individual unit can get certified.) There are different options depending on whether the basement window is in one of the two rental units or not. Discussion was tabled to a spring meeting.

3. The problem with the **intercom at 25 Thatcher** was briefly discussed. Google Voice might provide a possible solution for unit-owners who use cell phones primarily. This was also tabled to a subsequent meeting.

New Business

1. There is a **trustee vacancy** for 26 Egmont, due to the recent resignation of Rosemary Trainor. There being no available replacement candidates from 26 Egmont, the trustees will be looking elsewhere. A 30-day waiting period is mandated in the by-laws, so anyone interested in the position should contact Neil or one of the other trustees before the next meeting on Feb. 15.

2. The **passageways** through the parking lot connecting Thatcher and Egmont Streets have recently been encumbered by what the trustees view as illegal parking.

At the upper end, a St. Paul St. condominium has a single spot carved out of the wooded area, whose parker usually occupies a couple of feet of the passageway as well, which is supposed to be kept clear. This is expected to be resolved satisfactorily.

The chief problem is at the lower end. Recently, tandem-parking in three of the spaces owned by the two Amory St. condominiums has impeded traffic in the passageway: two Hummers in one space near Thatcher St., and in each of two spaces near Egmont St., one normal-sized car and one oversized vehicle frequently tandem-park.

Legally, Thatchmont and Amory each own half of the passageway, with an easement over the other half to keep the passageway available for travel. Thatchmont never parks in the passageway, but the Amory tandem-parking not only is in their half of the passageway, but for the three spaces mentioned, extends into our half of the passageway as well.

Legal counsel has been sought by us, and there have been discussions and mail exchanges, which are continuing, seeking a resolution of this problem.

3. **Next meeting:** Wed. Feb. 15.

Arthur Mattuck
Recording Secretary