

Thatchmont Trustees Meeting – Apr. 9, 2012

Present: Neil Golden, Andrew Liteplo, Arthur Mattuck, Mona Mowafi, Stuart Rubinow (new), Mike Springer, Nick Yoder, Sheryl Sarkis (Mgmt.)

Elections: After the required waiting period, the trustees elected Stuart Rubinow (who was present) to fill out the two-year term of Rosemary Trainor, who resigned in January after many years as the trustee from 26 Egmont. Stuart was a trustee for three years at the end of the last millenium; though from 19 Thatcher, he will represent 26 Egmont, there being no candidate for the vacant position from that entry.

Financial report (Sheryl)

Current reserves: 170K

Current Income and Expenditures: Generally normal.

Oil is the only noteworthy item. So far this calendar year, we have spent 40K/112K budgeted, which reflects the warm winter. Snow clearance is also low, though there is still next December to get through. Oil price is 3.50/gal, same price as last year's average price.

Five-year plan: (Mike) Currently on target, after allowance for the three remaining half-roof replacements which all took place last fall, instead of being spread out, for reasons explained in previous minutes.

Old Business

1. St. Paul and Amory Condo Parking

As previously reported, we are engaged in negotiations with the three Condo Associations involved over their encroachment on our upper and lower driveways.

The problem on the **upper driveway** involves a single space, and seems to be on its way to resolution, with their expected rebuilding of the retaining wall widening the space to allow parking of the single car completely outside the driveway, with easy egress from the front seat regardless of the direction the car is parked in.

The problem on the **lower driveway** involves the two Amory Condo Associations, and is proceeding slowly, with little verbal response from them, though the most obstructive parking has for now stopped with the disappearance of two of the oversized tandem vehicles. However, we have posted notices in their entryways, advising of our deeded right to have a 25' wide driveway (as measured from the lower line of our two buildings) kept clear of parked vehicles.

Our current position is to have this width of clearance respected for the first three spaces on the Egmont end, and for the first two on the Thatcher end; in between, a 14' width (measured from our landscape curbs) is to be kept clear. This will have to reviewed and possibly changed after a winter of snowfall; the goal is to maintain adequate clearance for easy entry into the parking lot from either side by emergency and service vehicles of all types. We are prepared to offer an annual contract to the respective associations that allows them to park on a portion of the passageway, subject to conditions.

2. Lead abatement

To complete the project, we still need to do abatement up to 5' from the ground on all the external basement windows, both the fixed ones to the common-area basement and storage bins, and the movable ones to the two basement apartments. The wood has to be covered, either by white-painted aluminum storm windows, or by security grates (which don't cover completely).

For some the principal purpose is child-safety; for others, to obtain a document allowing any deeded unit to obtain official certification, of importance if the unit is being considered for purchase by a family with young children or one expecting to produce some.

A subcommittee (Neil, Sheryl, Mona) will consider the options for the basement windows (there are a large number of them), obtain cost estimates, and report back.

New Business

1. Bathroom renovation plans for 19 Thatcher #5 – principally, installing an outside vent, also expanding the shower and relocating its fixtures – were approved.

2. Landscaping was discussed.

Several of the hedge yews on Thatcher that were damaged severely two winters ago by an oversized city-sidewalk-plow and have not recovered will be replaced.

Currently bare areas on the lower Egmont side that are shaded by the red maple and dogwoods and served primarily by a variety of hostas and natural ground covers (lilies of the valley and moss) will be visited in a month when all the lower plants are up, to see what they need.

The monthly payment to the cleaning company has been increased to cover regular policing by Gilberto of the grounds to remove trash and fallen branches.

3. Security problems at 20 Egmont have surfaced and are looming large.

There have been petty (so far) **thefts** from the basement common area. Many keys have recently been circulated as a result of renovations there, and especially of a unit-owner moving out and using a service employing a number of teen-age workers. The sub-master locks i at 20 Egmont will be changed shortly, and the six units provided with new keys.

Far more costly has been deliberate vandalizing from the roof of a central AC-unit installed last fall with the new half-roof at 20 Egmont, in connection with the renovations at unit #5. Chemicals were poured into the AC-fluid pipes, destroying it, and spilling over onto and damaging the new roof. The police and insurance companies have been notified, including our Condo's Master insurer (because of the roof damage, not covered by the warranty); discussions among them are in progress.

Up to now, our principal worries have been with Mother Nature, an aging physical plant, and the local and world Economy; let's hope this is only an aberration.

4. Basement clutter Less than a year after our great basement cleanout, the 20 Egmont lower basement is largely refilled. They say Nature abhors a vacuum, though the other basements still look relatively calm. Unit-owners will be notified.

5. Next meeting TBA.

Arthur Mattuck
Recording Secretary

New Unit-Owners: 25 Thatcher #6: Andrew Chase and Jennifer Havlicek