

## Thatchmont Trustees Meeting – August 21, 2012

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

### Financial report (Sheryl)

**Current reserves:** 208K. The reserves are being steadily built up with the goal of avoiding future special assessments for the major projects covered in the five-year plan, or unexpected emergencies.

**Current income:** All money owing to us (unit-owners, basement renters, Amory condos) is paid.

The basement apartments 14B Egmont and 15B Thatcher have been rented to new tenants (two women and two men respectively), both starting Sept. 1.

### Old Business

1. The **14 Egmont rental apartment** needs some renovation over the Labor Day weekend before the new tenants move in: complete repainting of the interior, a kitchen countertop, new vanity, an exhaust fan for the bathroom. The trustees approved an expenditure of 5K for this.

2. The **15 Thatcher rental apartment** needs a new entrance carpet; the trustees approved up to 1K for this and any other needed improvements. (The washer may need servicing as well.)

3. **Parking by 321 St. Paul Condo** After some negotiations, an agreement has been prepared and signed by us allowing two standard parking places 8.5x21 feet min. in the partially wooded area owned by that condo, but impinging on our 25-foot-wide right-of-way passageway. (There is currently one parking space there.)

The agreement includes some conditions about their use, agreed to in the negotiations, with our right to revise it if they are not met, or the overall situation changes. It is expected that the St. Paul Condo will sign the agreement.

4. **Parking by the two Amory St. Condos** A meeting was held earlier this month (Neil and Mona representing Thatchmont, and several trustees and property manager from the two-building Amory-Thatcher Condo) which was amicable and generally agreed with our proposals. The goal is to have a signed agreement like that for the St. Paul Condo. They requested a delay in its preparation until after their annual meeting in September, which was granted.

At our meeting, the need was stressed for a prior meeting including the head trustee on their side leading the negotiations, to make sure that our position is accurately presented at their annual meeting. Neil will meet with them for this purpose.

A similar agreement is needed with the one-building Amory-Egmont Condo, since there has been blockage at that end of the passageway also by Vans and SUV's.

5. **Basement window deleading** is still needed to allow individual unit-owners to get certification for their units. A company has been selected and the trustees authorized 11K for this work.

### New Business

1. **20 Egmont #4** submitted a proposal for extensive renovations to the two bathrooms and kitchen area, which were approved.

2. **14 Egmont #5** submitted plans for a roof-deck, which were approved.

This building received a new roof last fall, and puddles which disappear slowly have been noticed to form on it after heavy rains. After some discussion, the consensus was that the roof-deck contractor and roofing company be asked to discuss with each other whether these needed further investigation before building the roof-deck.

3. **Illegal parking** There has been some overnight central parking in the lot this summer. Only guests of unit-owners may park overnight in the lot, and it has to be tandem-parking, not central parking.

Since this is something unit-owners have to tell their guests, Mike suggested giving each unit-owner forms describing the rules, with spaces for the information to be supplied by the unit-owner or his guest and placed on the dashboard in case some emergency or special situation requires overnight central parking. He will prepare something.

4. **Dumpster and recycling** According to the contract, our cleaner Gilberto collects anything left out in the back hallway as simple trash, and puts it in a black bag for the dumpster. **Materials to be recycled have to be brought by unit-owners themselves to the recycling containers next to the dumpster.**

A Mr. Clean truck has been observed in the early morning once/weekly using our dumpster. This will be investigated.

5. **September picnic** Stu Rubinow is organizing a pot-luck picnic in Knyvet Park for Sunday Sept. 23 at 4:00 (rain date: Sept. 30), and has posted notices in each front entry with information. Please respond by e-mail as directed there if your family can come.

6. **Next meeting:** Tues. Sept. 18

Arthur Mattuck  
Recording Secretary

**New Unit-Owner: Elizabeth (Liz) Leeds** has moved in to 25 Thatcher #4, (formerly the Abbetts' unit).