

## Thatchmont Trustees Meeting    December 7, 2019

**Present:** Chris Bolinger, Sandeep Ghael, Neil Golden, Alec Holliday, Liz Leeds, Stu Rubinow, Mike Springer; Sheryl Sarkis for Great North

**Financials:** The reserves as of today stand at \$464,300; the operating account balance is \$24,500. We are now on track for transfers from operating account to reserves. We will owe about \$20,000 for painting being done in the vestibules, lobbies, and stairwells.

### Old Business

**Entrances:** Painting is currently underway in vestibules, lobbies, and stairwells, and should be complete within the next several weeks. We have held off on the new lighting fixtures for now. Restoration Hardware will have a sale in January; if we buy the fixtures then we will save a considerable amount of money.

**Maintenance:** Exterior window frames on the Egmont building will be repaired and repainted in the spring. At that time we will also have the Thatcher building examined and will get an estimate for any work needed.

Several other maintenance projects need to be done: 1) The back door drains at 14 Egmont have been filling and need to be cleaned; 2) The outside door in the front of 15 Thatcher rubs against the shoe mat, and it will have to be sanded down; 3) The back door at 20 Egmont is sticking and needs to be fixed; 4) the building alarm in 26 Egmont continues to be a problem – despite the work done on it, it still goes off periodically. Sheryl will figure out the next step to remedy this.

### New Business

**Landscaping:** Many owners want improvements in the landscaping in front of the buildings, but feel that the proposal from Landscape Collaborative was too elaborate and too expensive. This would be a cost separate from our routine maintenance items. Our plan now is to talk to landscapers to get designs at a couple of price points, and then assess what owners are willing to spend for upgrades. No work could be done until late spring at the soonest, when window repairs and repainting are complete.

**New policies:** The trustees have revised two policies – on roof deck use and basement storage bins; and we have written a new policy to create a moving in/out fee that will cover any moving damages to common areas and any other expenses to the Association when someone moves in. We will distribute these to owners via email, and they will also be available in the owner's handbook found on [www.thatchmont.org](http://www.thatchmont.org) . If you would like a hard copy of the new policies, let me know ([srubinow@gmail.com](mailto:srubinow@gmail.com))

**Finances:** These minutes from time to time reference the 5-year plan that we use to predict Association costs and allocate withdrawals from the reserves. The board felt that owners might want to see the details of what this plan involves. We will send the most recent revision to you by email; if you want a hard copy in addition let me know.

**Water:** An owner raised a question about levels of lead in the buildings' water. We checked with the MWRA web site, which tells us that the water Brookline supplies to the buildings is well within the limits for lead. Some old plumbing, however, used solder containing lead. If you have questions about the levels in your unit you can get a water sample tested.

**Chargers for electric cars:** The trustees discussed this earlier in the year. It is an important but complex issue, but we decided not to take action at that time until we had a better understanding of the various issues and costs. However, Eversource now has a new program to provide charging stations that we understand they will largely pay for. Chris Bolinger and Sandeep Ghael will research this with Eversource and will report what they find out to the trustees.

**Board structure:**

1) Liz Leeds has resigned from the board after almost four years, including very helpful input on the lobby improvement project. The trustees unanimously elected Jennifer Havlicek from 25 Thatcher to fill the remainder of her term.

2) The trustees elected the following officers for the next year:

President – Neil Golden

Treasurer – Mike Springer, with Sandeep Ghael providing assistance and backup

Secretary – Stu Rubinow

Stu Rubinow

Recording Secretary