

# Thatchmont Trustees Meeting

June 6, 2024

Present: Chris Bolinger, Neil Golden, Alec Holliday, Liz Leeds, Stu Rubinow, Sheri Simmons

Absent: Dina Feith, Rich Earthrowl for Great North

## Old Business

**Rentals:** The tenants in both the Egmont and Thatcher rental apartments have told us that they will not be renewing their leases. We will work with an agent to rent the apartments, and this may not be a bad time as lots of people are looking for the beginning of the academic year. We will not rent to college students but might consider graduate students. We would like to get something close to market value for the apartments, but our priority is always for reliable and trouble-free tenants rather than high rents.

**Furnace:** We will be replacing the furnace on Egmont St over the summer, and funds have been set aside for this in the reserves budget. Rich has gotten three bids and recommended the low bidder, Industrial Boiler, who has serviced our heating equipment for more than 10 years and replaced the Thatcher St furnace this past winter. The Trustees agreed with Rich and approved the bid submitted by Industrial Boiler.

## New Business

**Renovations and electricity:** Owners in an Egmont building have requested approval for renovation of several rooms in their unit. As part of their request they want to install an induction stove in the kitchen, and they raised some questions about our electrical service and the power available to their unit and others. The Trustees decided that we need a policy for this so that we can fairly allocate resources. We are arranging meetings with experts in this area to help us develop a policy.

Trustees approved the owners' request for everything but the kitchen electrical service, explaining that we are doing an association-wide electricity review and will respond to their request as soon as we can gather the necessary information.

With increasing use of electricity by owners, and with the town encouraging transition from fossil fuels to electricity, at some point we will need to upgrade our electrical service.

**Renovations II:** Major owner renovations usually involve plumbing work. Given the age of our plumbing and the materials used during construction, the pipes are becoming increasingly brittle and can be easily cracked by a plumber who is not careful. Additionally, if the old plumbing remains hidden within a wall, when it does fail it is a big expense for the

Association and inconvenience to the unit owner. Our policy is that the Association will pay to replace old brass pipe that services more than one unit, if the unit owner provides a reasonable estimate in advance. This is a worthwhile expense for us: the brass plumbing should ideally be replaced when the walls are already open.

**Landscaping:** We need to have some landscaping improvements, particularly in front of the Egmont buildings. Rich has not had success getting a landscape designer to meet with him. He did a walk-through with our current landscaping company and they said that they could fix our plantings and remove the debris from the area between us and the St. Paul St associations. He expects to get a proposal from them in the next 3-4 weeks. They would ideally install some new plants and relocate existing ones in the fall.

**Storage bins:** Owners in two Thatcher buildings have requested an additional storage bin. Where space allows, we will construct additional bins. The requesting unit owner pays for the construction cost and then receives a \$100/month credit until the cost has been fully matched, after which the standard bin fee applies.

**Records:** At present we do not have a document repository for all Thatchmont documents, current and historical. They now reside on various people's computers and at Great North, but it would be safer and more useful if they were all in one location. A subsection of the thatchmont.org website would be one possibility, and Sheri is going to look at some Google Drive options. Then we need to collect and organize all the documents and decide how we want to control access.

Stu Rubinow  
Recording Secretary