

# Thatchmont Trustees Meeting

July 7, 2024

Present: Dina Feith , Neil Golden, Alec Holliday, Liz Leeds, Stu Rubinow, Sheri Simmons; Rich Earthrowl for Great North

Absent: Chris Bolinger

## Old Business

**Rentals:** We now have signed one-year rental agreements for both units, at competitive rates. Alec, Neil, and Rich worked on the project, and thanks to them.

**Furnace:** Rich reported that Industrial Boiler has had some delays acquiring equipment, which is on order from the manufacturer. So the date for installing the new furnace in the Egmont buildings has not yet been firmly set, but it will happen sometime in August. [ Update, 7/17: We've just learned that the furnace will be installed on Thursday, July 18.]

**Storage bins:** We have almost finished writing a new policy about basement storage bins, and we will build additional bins consistent with the policy. We will distribute the new policy to owners when it is in final form.

**Landscaping:** Sunscapes, our current landscape vendor, will do work on Thatcher within the next week or so. This will involve trimming, weeding, and at some point moving the crowded hydrangea bush. Work on Egmont is being planned and we hope to have an approved plan in time for the fall planting season.

**Electricity:** We have met with one firm to better understand our current situation and what would be involved in upgrading service. Currently we have 200-amp 2 phase 240-volt power in each entryway. This provides 400-amp 120-volt power. The current power level is adequate but not generous, and at some point we will want to increase it.

Our existing power line can accommodate 400-amp 240 Volt service or 800 amps at 120 volts. This should be adequate for many years into the future. But providing this level of electrical service to owners would require a major and expensive change in wiring, upgrade of power distribution equipment, upgrade and relocation of at least some circuit breaker boxes. Trustees formed an electricity subcommittee, who will talk to at least two more firms to get a clearer understanding of the issues, our options, and the associated costs.

One thing is clear: We have old circuit breaker switches made by a company called Federal Pacific Electric. These have been shown to have some potential problems and we will want to replace them fairly soon.

**Records:** Sheri reported that Google Drive is apparently not a good option as a document repository for us. We are still exploring whether to use the [thatchmont.org](http://thatchmont.org) web site or some other location. When that is decided we need to collect, organize, and index all the documents.

## New Business

**Maintenance:** We have several current maintenance issues. 1) Some touch-up painting is needed on some window frames, frescoes, and other outside trim. 2) The path from the stairs to the outside doors needs repainting in several basements. 3) A number of back hallways need repainting, and some need plaster repair first. 4) The front steps at 19 Thatcher have some cracks. Repair was approved and budgeted quite some time ago but has never been done. We have one bid to completely rebuild the steps, which seems to be excessive and too costly.

**Basement junk:** Once again we need to do a basement cleanup of accumulated Stuff. Rich has sent a couple of emails letting you know it will happen on August 7 and what to do with personal property in the basement. You will get additional emails as August 7 draws closer.

**Annual meeting:** The date will be decided in the near future, but the Trustees decided that this year's meeting will be virtual, as last year, rather than person. Last year the virtual meeting encouraged greater attendance. We'll let you know when we have a firm date.

Stu Rubinow  
Recording Secretary