



at Taft Hill
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
June 22, 2023**

Board members present via Zoom: Paul Balutis, Marsha Bourgeois, Randy Fields, Bill Freer, and Pat Stephan. Bill Freer is the Grounds Committee Chair. Cecile Gaigals was also present.

The Board of Trustees monthly meeting was called to order by Pat at 1:06 pm on June 22, 2023.

- 1. Open Forum for Resident Issues:** Cecile expressed concern about the stumps left by National Grid when they cut down a bush planted in the Common Element next to a leaking electrical box. The Beautification Committee wants to have the stump cut to the ground level and covered with mulch that Cecile will donate. Cecile will pursue this with Vickie.
- 2. Review of BOT actions since March meeting:**
 - a. A subcommittee from the BOT inspected all units for compliance with rules and bylaws and unit owners with violations were notified. A re-inspection will be conducted in mid-July.
 - b. A subscription to QuickBooks was purchased and installed on Marsha's computer.
 - c. The Trustees notified the irrigation consultant that we would not be paying the outstanding balance because the contract was not completed. The consultant agreed with our assessment.
- 3. Financial Report**
 - a. All financial reports as of May 2023 have been given to the BOT.
 - b. Vendor invoices for May have been processed and paid in May and June.
 - c. Checking and Money Market accounts have been reconciled.
 - d. After interest for May was recorded, our total Reserves are \$559,020.01.
 - e. The Board reviewed and unanimously accepted the monthly financials.
 - f. The next CD's renewal dates are October 2023 and April 2024.
 - g. The Trustees voted to move \$15,600 from the Operating Account into the Reserve Account. This amount represents 50% of the budgeted funding for Reserves for 2023.
- 4. Grounds Report**
 - a. The pump, casing and wiring in well #4 were replaced and it was hydrofracked to yield 30 gallons per minute flow rate. The irrigation system on the East side was successfully started and both sides seem to be running well.

- b. Our irrigation contractor made repairs to several sprinkler heads and redirected some of them and relocated one sprinkler head at the request (and cost) of a unit owner.
- c. Our snow removal contractor has completed repairs from damage caused by the plowing this past winter and the retained portion of his payment was released.
- d. The vole traps were removed by the Grounds Committee because chipmunks were observed eating the bait. The Grounds Committee has not seen any vole activity recently. THANK YOU to the Grounds Committee, and especially Tony Lombardo, for keeping the traps baited all winter.
- e. Tru-Green applied fertilizer and grub control to the lawn and weed control to the rip-rap at the Mail Building and gravel parking lot on the East entrance.
- f. The Grounds Committee was asked to obtain multiple quotes for lawn repairs to be made in the fall.
- g. The Grounds Committee will decide in the fall which detention pond to clean this year.
- h. We have \$4,600 in the budget for cleaning catch basins so the Grounds Committee will get multiple quotes for this work.

5. Beautification Committee

- a. Mulch was purchased with Beautification allocated funds and spread by the Beautification Committee in selected Common Elements.
- b. The Beautification Committee will be letting the forsythia grow on the East entrance bank this year without trimming. They will grow into a hedge but may look somewhat ragged this year.

6. Old Business

- a. The Activities Committee plans to have the Mendon Kitchen visit the Mail Building parking lot in July for a community gathering. Details will be sent to residents soon. A visit by Yummies is also planned for the fall.
- b. A visit to the State Police Museum in Whitinsville is in the planning stages for any who would like to visit.
- c. The judge will hear our complaint against the Uxbridge Planning Board and Zoning Board of Appeals decisions to allow a fueling station at 502 Douglas Street beginning on August 16 at 9 am in Courtroom 20 of the Superior Court in Worcester. Pat has started reviewing videos of the meetings in preparation and will ask our attorney to give us direction on how to prepare for the hearing.
- d. With the downsizing occurring at Amazon, the future of the sortation station at 515 Douglas Street remains uncertain. Amazon is closing warehouses and may never open the one on Douglas Street. Apparently, Amazon drilled 6 wells on their site.
- e. Pine Ridge Estates at 354-358 Douglas Street (between Forest Glen and Douglas Street) was approved by the Zoning Board of Appeals and will come before the Conservation Commission about the 40 single-family units they plan to build according to the abutter notification that we received today. They have proposed connecting the Uxbridge water system at Chamberlain Road and Douglas Street making a loop between the two locations.
- f. The Conservation Commission approved installing a gravel parking lot for 14 cars at 446 Douglas Street (house adjoining our property on the Uxbridge side of Taft Hill Lane West entrance). The house will become a tattoo parlor.

- g. THANK YOU to our residents who are working on Uxbridge Town Committees/Commissions/Boards: Rory St Pierre on Planning Board, Paul Balutis on Conservation, Claudia Cataldo on Finance, and Joe Marchand on the Water and Sewer Commission. PLEASE TELL THEM **“THANKS”** THE NEXT TIME YOU SEE THEM.
- h. Pat will contact a consultant that he knows about helping us with plans for gathering more data on the East side irrigation system (flow rates and pressures or demand and supply) to help us identify how to proceed with the irrigation upgrade.
- i. Rory St Pierre was the driver for getting Cresco Labs to implement a revised plan to mitigate the odor emanating from the greenhouses and treatment center in Campanelli Park. The odors have subsided, but if you smell the skunk-like odor from the marijuana cultivation plant, please call the complaint Hotline (800-285-7232).
- j. Massachusetts law currently allows only one solar connection to the electrical grid for each property parcel. This means that our 63.04 acres can have only one solar connection. Pat has identified the MA DPU form required for requesting an exemption to this law and has been told that it could require 6 months to a year for review. After the review, we may or may not get approval. Pat has also contacted our representative about a law that was passed by the Massachusetts legislature to revise this single parcel law and was told that it may take DPU until early 2024 to change the regulations. To date, four residents have submitted work requests to install solar panels on their roofs and the Trustees are continuing to pursue a path to allow this to happen. Our state representative reported that not much progress has occurred in the past month, but Pat keeps reminding them that we are counting on them.

7. New Business

- a. Congress passed the Corporate Transparency Act to include HOA's. This was reviewed by the Trustees and Marsha stated that it was her opinion that we do not fall under its scope because of the exemptions stated in the law according to the way we treat our federal taxes.
- b. Bill is reviewing our website for any update needed.
- c. **MARSHA IS LOOKING FOR SOMEONE TO TRAIN IN THE USE OF QUICKBOOKS AND BOOKKEEPING FOR OUR TRUST. IF YOU ARE INTERESTED, PLEASE CONTACT MARSHA. THIS REQUEST FOLLOWS OUR INTEREST IN HAVING BACKUP CAPABILITIES FOR KEY SERVICES FOR OUR ASSOCIATION.**

8. **Resident Work Requests** – Six work requests were received and approved in the past month. Please remember to let the Trustees know when your project is complete.

9. **Date for Next Meeting** - The next BOT monthly meeting is scheduled for July 20, 2023, at 1:00 pm via ZOOM.

10. **Adjournment** - The Board voted unanimously to adjourn at 3:02 pm.

SALLY SUMMERFIELD SAYS: MASS SAVE can save you significant dollars on your energy bills. If adjoining unit owners have insulation installed at the same time, you can get 18” of insulation installed in the attic at no cost. If you need to replace your heating and cooling system. You can collect a \$10,000 rebate for installing a heat pump system. If you need a new washer, dryer, or water heater, there are rebates on these items. You can

see the rebates on the internet at masssave.com/rebates or contact them at 866-527-7283 for a free home energy assessment.