



at Taft Hill
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
May 18, 2023**

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

The Board of Trustees monthly meeting was called to order by Pat at 1:00 pm on May 18, 2023.

1. The following officers were elected:

- a. Chair: Pat Stephan
- b. Vice Chair: Marsha Bourgeois
- c. Treasurer: Paul Balutis
- d. Secretary: Randy Fields
- e. Member-at-Large: Bill Freer

2. Open Forum for Resident Issues: None.

3. Review of BOT actions since March meeting:

- a. The Annual Meeting was held at Valley Chapel with over 88% of the Beneficial Interests represented. Marsha Bourgeois and Pat Stephan were elected by acclamation to the two open Trustee positions. The Master Deed, Declaration of Trust, Bylaws and Rules were updated with over 85% of the Beneficial Interests approving the changes.
- b. The Trustees voted to purchase a subscription to QuickBooks and have it installed on Marsha's computer.
- c. The Trustees voted to put \$100,000 into a 15-month CD from the Reserves account since we do not have a clear path forward on the irrigation system. This will leave about \$65,000 in the Reserves checking account. We have a CD maturing in 4 months.
- d. The Trustees approved replacing the deteriorated casing pipe in well 4 with stainless steel pipe.

4. Financial Report

- a. All financial reports as of April 2023 have been given to the BOT.
- b. Vendor invoices for April have been processed and paid in April and May.

- c. Checking and Money Market accounts have been reconciled.
- d. After interest for April was recorded, our total Reserves are \$566,915.38.
- e. The Board reviewed and unanimously accepted the monthly financials.
- f. The next CD's renewal dates are October 2023 and April 2024.

5. Grounds Report

- a. The pump in well #4 on Andrews Drive was replaced recently, but failed when attempts were made to start the irrigation system and it will need to be replaced (under warranty). The well casing also needs to be replaced and will be available in about a week. The irrigation system on the East side requires both wells to run successfully.
- b. The Trustees are discussing alternatives that were not proposed by the irrigation consultant to alleviate the problem on the East side. They voted to hydrofrack well #4 if the flow rate is less than 10 gpm.
- c. Irrigation on the West side was started and is functioning well.
- d. Our snow contractor repaired the lawn damaged by the equipment during the winter and plans to repair the damaged trim on one unit in the next several weeks.
- e. The majority of the 75 vole traps placed by the Grounds Committee throughout the community are seeing increased activity. The traps are being monitored and re-baited by the Grounds Committee members. If you see vole trails, please notify Bill Freer.
- f. The Grounds Committee did their site walk this week. They did not find any trees that need to be removed but they are watching several trees.
- g. They noted some encroachment and plan to address it over the summer.
- h. In the early fall, they plan to decide which detention pond will be cleaned. The Trustees decided to have the ponds cleaned on a rotating basis with one of the three ponds cleaned each year.
- i. They were not able to open the catch basins for inspection but did note that water was very visible in one behind the units on Andrews. It may not be draining properly.
- j. Some lawns, especially on the East side, are in poor condition.

6. Beautification Committee

- a. The Beautification Committee will be meeting on Saturday to discuss removal of trees at the Mail Building and some residences.
- b. Vicki is using some of the Beautification budget to add mulch to some of the Common Elements and it is being installed.

7. Old Business

- a. The Trustees agreed that yard sales are not needed every year and since no one volunteered to organize it this year, **there will be no yard sale this year.**
- b. The Attorney for the fueling station has objected to the inclusion of the sound study that we submitted at the Final Pre-Trial Hearing. Since the attorneys for the Uxbridge Boards and Mr. Yatim did not appear our attorney is arguing our case. The trial is scheduled to begin on August 16 at 9 am in the same Courtroom 20 in Worcester Superior Court.
- c. 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.

- d. The Pine Ridge Estates at 354-358 Douglas Street (between Forest Glen and Douglas Street) was approved by the Zoning Board of Appeals but will also need to come before the Conservation Commission about the 40 single-family units they plan to build. They have proposed connecting the Uxbridge water system at Chamberlain Road and Douglas Street making a loop between the two locations.
- e. Cresco Labs has submitted a revised plan to mitigate the odor emanating from the greenhouses and treatment center in Campanelli Park.
- f. Pat will be entertaining at the Senior Center on May 25 at noon.
- g. The Trustees voted to send a final notice of contract termination to the irrigation consultant and Pat will discuss it with our attorney.
- h. 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 form required for requesting an exemption to this law and has been told that it will require 6 months to a year for review. After the review, we may not get approval. Pat has also contacted our representative about a law that is in the Massachusetts legislature to revise this law and was told that it may take until early 2024 for Massachusetts Department of Public Utilities to develop revised regulations regarding multiple connections on a single parcel. 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.

8. New Business

- a. The new owner of 446 Douglas Street is proposing to install a 14-vehicle gravel parking lot for a body art and permanent makeup studio at the location adjacent to our West entrance. This is being reviewed by the Conservation Commission with the next hearing on June 5 at 6:30 pm.

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

10. Date for Next Meeting - The next BOT monthly meeting is scheduled for June 21, 2023, at 1:00 pm via ZOOM.

11. Adjournment - The Board voted unanimously to adjourn at 2:53 pm.

SALLY SUMMERFIELD SAYS: Please remember to change the batteries in your smoke/fire/carbon monoxide alarm when the daylight savings time changes and that the smoke/fire/carbon monoxide alarm must be replaced every 10 years.