



at Taft Hill  
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust  
Board of Trustees (BOT)  
Minutes of Meeting (MoMs)  
September 21, 2023**

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

The Board of Trustees monthly meeting was called to order by Pat at 1:00 pm on September 21, 2023.

**1. Open Forum for Resident Issues:**

**2. Review of BOT actions since March meeting:**

- a. Approved trimming and removal of some trees within community.

**3. Financial Report**

- a. All financial reports as of August 2023 have been given to the BOT.
- b. Vendor invoices for August have been processed and paid in August and September.
- c. Checking and Money Market accounts have been reconciled.
- d. After interest for August was recorded, our total Reserves are \$553,011.71.
- e. The Board reviewed and unanimously accepted the monthly financials.
- f. The next CD's renewal dates are October 2023 and April 2024.

**4. Grounds Report**

- a. The control panel for the irrigation on the East side was repaired.
- b. Our lawn mowing contractor reported an irrigation leak behind 21 Nicki Way and our irrigation contractor repaired it. While doing this, a leak was discovered at well 3 and a plumbing contractor has been contacted to repair it.
- c. Our landscaping contractor has begun repairing some lawn sections damaged last year.
- d. Our tree contractor is currently trimming and removing trees selected by the Grounds Committee.
- e. A not to exceed \$7600 motion for cleaning the catch basins in the streets and behind the units on Andrews Drive was approved by the Trustees.
- f. The detention pond behind 147 Taft Hill Lane will be cleaned this year on the rotational annual basis.

- g. THANK YOU to Tony Lombardo for repairing the curbs and reflectors in the Mail Building parking lot and for repainting the curbs yellow for visibility.

**5. Beautification**

- a. The Beautification Committee trimmed the forsythia at the East entrance.

**6. Old Business**

- a. **Reserve December 10 for the Summerfield at Taft Hill Holiday Party at Pleasant Valley. There will be music for dancing after dinner.**
- b. The next court date for the fueling station appeal is a status hearing about the noise consultant for the defendant on November 9, 2023.
- c. According to a newspaper article, Amazon has plans to allow their vendors to use some of their warehouses for storage and shipping centers. There is no indication where these warehouses are located, but the one at 515 Douglas Street might be considered.
- d. Pine Ridge Estates at 354-358 Douglas Street (between Forest Glen and Douglas Street) was approved by the Zoning Board of Appeals and Conservation Commission for 40 single-family units they plan to build. They have proposed connecting the Uxbridge water system from Chamberlain Road to Douglas Street, making a loop between the two locations.
- e. Work has begun on the gravel parking lot for the tattoo parlor at 446 Douglas Street (next to our West entrance).
- f. Pat is trying to arrange a meeting with an irrigation consultant for the Trustees in early October.
- g. Nancy Freer is learning our accounting system from Marsha.
- h. Cultivate odors have been smelled again. If you smell the odor, please call the Hotline at 800-285-7232.
- i. There is no new government action on the solar panel regulation.

**7. New Business**

- a. Pat will present a basis for the 2024 Budget at the next meeting.
- b. Marsha, Paul, and Bill will draft a preliminary budget for discussion.
- c. Marsha will reserve Valley Chapel for the 2024 Annual meeting.
- d. Pat will gather information about emergency procedures that we might want to adopt.

**8. Resident Work Requests** – Five complete 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 October 19, 2023, at 1:00 pm via ZOOM.

**10. Adjournment** - The Board voted unanimously to adjourn at 3:28 pm. The Executive Session began at 3:29 pm and ended at 4:00 pm.

**SALLY SUMMERFIELD SAYS: Allcock and Marcus, our attorney for condo legal advice, sent us a legal update this week related to cameras. Many unit owners have security cameras on the outside of their units and need to be advised that it is illegal in**

**Massachusetts to record audio without the permission of the person being recorded and video taken toward another unit should not invade the privacy of your neighbors. Cameras installed on the outside of the unit should only record your space and unit.**