



at Taft Hill
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
November 16, 2023**

Board members present via Zoom: Paul Balutis, Marsha Bourgeois, Randy Fields, Bill Freer, and Pat Stephan. Bill Freer is the Grounds Committee Chair. Pat Simounet and Vicki Small, Chair of the Beautification Committee, also attended.

The Board of Trustees monthly meeting was called to order by Pat at 1:00 pm on November 16, 2023.

1. Open Forum for Resident Issues:

2. Review of BOT actions since March meeting:

- a. Trustees signed a contract with Becht Engineering to conduct an updated Capital Reserve study for our community. This was last done in 2019-20 and needs to be updated every 4 years.
- b. A hearing was held on our appeal of the fueling station decisions by the Planning Board and Zoning Board of Appeals on November 9, 2023. The defendant has engaged a sound engineer to study the report created by our sound engineer to prepare for the trial starting on February 28, 2024. The trial is expected to take 3 days.
- c. Budget planning for 2024 is underway with the new budget scheduled to be sent to unit owners by December 1, 2023.

3. Financial Report

- a. All financial reports as of October 2023 have been given to the BOT.
- b. Vendor invoices for October have been processed and paid in October and November.
- c. Checking and Money Market accounts have been reconciled.
- d. After interest for October was recorded, our total Reserves are \$572,182.82.
- e. The Board reviewed and unanimously accepted the monthly financials.
- f. The next CD's renewal dates are April 2024, May 2024 and August 2024.

4. Grounds Report

- a. The irrigation system was shut down for the season. The filter system at well #3 will be repaired at the beginning of the irrigation season next year.

- b. The first of two fall cleanups was conducted to remove some of the leaves that had fallen. A second cleanup will be done by the end of November.
- c. A Request for Proposal (RFP) for a 3-year contract for lawn maintenance elicited bids from 4 landscaping companies. These were reviewed by the Grounds Committee and a recommendation made to the Trustees for the budgeting process.
- d. A streetlight at the east entrance to Taft Hill Lane (near the forsythia bushes) was damaged and is scheduled for repair. If you know anything about how it was damaged, please contact Bill Freer.
- e. **IF YOU ARE INTERESTED IN JOINING THE GROUNDS COMMITTEE, PLEASE CONTACT BILL FREER. HE WILL BE HAPPY TO INCLUDE YOU IN CHALLENGING ASSIGNMENTS.**

5. Beautification

- a. The Beautification Committee has ceased weeding and trimming activities for this year.
- b. The Beautification Committee made a recommendation to the Grounds Committee to convert some Common Element areas from mulch to lawn next year. The Beautification Committee plans to do this work.
- c. **THE BEAUTIFICATION COMMITTEE IS ACTIVELY SEEKING NEW MEMBERS! IF YOU ARE INTERESTED IN JOINING THIS FUN-LOVING GROUP, PLEASE CONTACT VICKI SMALL. IT IS A GREAT OPPORTUNITY TO CONNECT WITH SOME OF YOUR NEIGHBORS AND HELP KEEP OUR COMMUNITY BEAUTIFUL. THE BEAUTIFICATION COMMITTEE SAVES OUR COMMUNITY THOUSANDS OF DOLLARS EACH YEAR AND HELPS TO KEEP OUR FEES LOW. WE HAVE INSURANCE ON ALL OF OUR VOLUNTEERS.**

6. Old Business

- a. THANK YOU to the Activities Committee for creating the “Yummies” luncheon at the VFW last Saturday. You missed a treat, if you did not attend.
- b. **Please sign up for the December 10 Summerfield at Taft Hill Holiday Party at Pleasant Valley. There will be music for dancing after dinner. The cost is \$55 per person and should be paid to Jan Amerault.**
- c. The next court date for the fueling station appeal is the trial on February 28, 2024.
- d. The house at 486 Douglas Street has been rented and now has a tenant.
- e. You may have noticed truck activity at the Amazon warehouse recently. There are tractor trailers entering and leaving frequently. **PLEASE BE CAREFUL OF THESE TRUCKS BECAUSE THEY HAVE A LIMITED VIEW OF DOUGLAS STREET AS THEY EXIT THE AMAZON FACILITY.**
- f. 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.
- g. Forest Glen is raising the grates in the street in preparation for paving Spring Hill Drive in their development.

- h. Paul will send a bill to Forest Glen for the shared expenses (snow plowing, storm drain cleaning, etc.) for this year.
- i. The ground asphalt parking lot for the tattoo parlor at 446 Douglas Street (next to our West entrance) is complete but we are not aware of an opening date for those who are anxious to get a tattoo there.
- j. Pat is trying to arrange a meeting with an irrigation consultant for the Trustees in November.
- k. Cultivate odors have been smelled again. If you smell the odor, please call the Hotline at 800-285-7232.

7. New Business

- a. If the weather cooperates, Becht Engineering plans to do the evaluation phase of the Capital Reserve study this year and have the report to us for the Annual meeting in April 2024.
- b. There was a discussion of trimming of trees and shrubs.

8. Resident Work Requests – In the past month, one work request was received and is in process. **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 December 20, 2023, at 1:00 pm via ZOOM.

10. Adjournment - The Board voted unanimously to adjourn at 3:38 pm. Executive Session began at 3:39 pm and ended at 3:55 pm.

SALLY SUMMERFIELD SAYS: Are you upset with Charter internet service? Are you aware that T-Mobile can provide internet service in our area? Because they are using cell phone towers for the service, they are limiting the number of connections to keep their speed up. Starlink is another option.