



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, 2021**

Board members present on Zoom: Paul Balutis, Marsha Bourgeois, Randy Fields, Cecile Gaigals, and Pat Stephan. Bill Freer, Chair of the Grounds Committee, and Greg L'Hommedieu were present via Zoom.

The Board of Trustees monthly meeting was called to order by Pat at 1:05 pm on November 16, 2021.

1. Open Forum for Resident Issues: None

2. Review of BOT votes since March meeting:

Trustees met with Tarek Yatim, Usain Yatim (son), Rich Watts (Sales Manager), and Dennis Darveau (D² Consulting, LLC) to listen to proposals about settling the fueling station appeal. Trustees held an update meeting at Valley Chapel with Unit Owners to review the proposals from the Tarek Yatim meeting.

3. Financial Report

- a. All financial reports as of October 2021 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 all interest for October has been recorded, our total Reserves are \$565,701.10.
- e. The Board reviewed and unanimously accepted the monthly financials.
- f. A CD will be renewed on November 25 at the best available rate.
- g. ACTION: Marsha will send to Paul revisions of the draft of a Financial Policy detailing how bills are received and handled and Paul will present a motion to the other Trustees for approval.

4. Grounds Report

- a. Mass Stump & Tree Removal is continuing the tree removal/trimming/pruning of decorative trees on the West side and it should be completed soon.
- b. The last grass cutting has been done and Fall Cleanup has begun with the initial leaf collection completed. The next collection is scheduled before Thanksgiving.

- c. Some members of the Grounds Committee installed snow stakes next to the yellow curbs in the Mail Building parking lot to prevent the snowplow and Residents from damaging them when there is snow on the ground.
- d. During the recent storm leaves were removed from many of the catch basins so water could enter.
- e. **ALL RESIDENTS ARE REMINDED THAT ANY WORK ON THE OUTSIDE OF THE UNIT, INCLUDING LANDSCAPING, REQUIRES A WORK REQUEST APPROVED BY THE TRUSTEES BEFORE ANY WORK BEGINS. THESE REQUESTS CAN BE SUBMITTED TO THE summerfieldbot@gmail.com ACCOUNT OR IN THE GREEN BOX IN THE MAIL BUILDING.**

5. Strategic Planning Committee

- a. ACTION: Randy will convene the Strategic Planning Committee in January.

6. Old Business

- a. THANK YOU to those who attended the Trustee Update at Valley Chapel about the Fueling station appeal. In a meeting with the Trustees, Tarek Yatim proposed building a wall around rear of the fueling station abutting Summerfield, gates for our entrances to keep out trucks and non-resident traffic, limited operating hours, paying our attorney fees, discount gas cards for Residents, purchasing Summerfield Units from Owners who did not want the fueling station and giving us 486 Douglas Street after the fueling station is built. He believes that the station is not viable without the diesel fueling stations. At Valley Chapel, the Trustees reviewed research on other Yatco fueling stations and the impact of the traffic rotaries at the Douglas Street and Route 146 intersection on surrounding properties and traffic. The Trustees also reviewed property purchases by Odisefs Tsimogiannia along Douglas Street (502 and 485) in the Business zoned area. He owns the Cocks & Kettle where a Big Y grocery store is scheduled to be built. He has approached homeowners along Douglas Street to purchase their property for business development. If you were not able to attend the meeting and want more information, please contact the Trustees.
- b. At a meeting of the Selectmen, a permit for installation of 18 one-thousand-gallon propane tanks at 515 Douglas Street was approved. These will be used to heat the building during construction this winter. The installation is temporary and will be removed after the building is completed. If you have not been by the Amazon site recently, the building walls are mostly installed.
- c. At the Town Meeting, Town Manager Steve Sette said that Uxbridge has received a grant for \$2.5 million from the state for creation of the rotaries on Route 16 on each side of the Route 146 interchange.
- d. High Ridge Development, Inc. Passover their proposed changes to the zoning bylaws governing the Age Restricted Overlay District at the Town Meeting on October 26.
- e. The Charter Review Committee chose not to bring forward any motions at the Town Meeting and kept open some options to have changes to be made to the Charter at a later time.
- f. COVID infections are increasing in Uxbridge.
- g. ACTION: Paul is chasing reimbursement from Forest Glen for shared expenses for plowing Taft Hill Lane East and cleaning of catch basins/detention ponds.

- h. Marsha continues to investigate gates for Taft Hill West. She is looking at gates that are opened by an “E-Z Pass” type of transponder with a keypad for contractors and visitors. If the Fueling station is built, we may need a way to keep large trucks from using our community to turn around.
- i. The Trustee inspection of Units noted some minor corrections needed. THANK YOU to everyone for keeping our neighborhood looking GREAT!

7. New Business

- a. The Selectmen are looking for volunteers to participate in the Town Committees/Boards to review the Town Bylaws and join the Planning Board. If you are interested, please contact the Selectmen’s office in Town Hall.
- b. The Activities Committee is planning a Holiday Party for December 12 and you should sign up on the Mail Building door and send a check to Jan Amerault to attend. We hope to see you there.
- c. Our Annual Meeting is scheduled for April 9, 2022, at Valley Chapel so please mark your calendars.

8. Resident Work Requests – Nine work requests were received with seven approved and two in process in the past month.

9. Date for Next Meeting - The next BOT monthly meeting is scheduled for December 14 at 1:00 pm with the location to be announced.

10. Adjournment - The Board voted unanimously to adjourn at 1:54 pm. The Executive session started at 1:55 pm and ended at 3:38 pm.