



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 17, 2022**

Board members present via Zoom: Paul Balutis, Marsha Bourgeois, Randy Fields, Bill Freer, and Pat Stephan. Bill Freer is the Grounds Committee Chair. Kevin Mulligan, Pat Simounet, Greg L'Hommedieu, Charlene Lombardo, and Beth Zersky were also present.

The Board of Trustees monthly meeting was called to order by Pat at 1:01 pm on November 17, 2022.

1. Open Forum for Resident Issues:

- a. Pat Simounet reported that the Board of Health discussed renewal of the tobacco license for the Uxbridge Gas and Market that had not been used for 2 years. UGM reported that they planned to start using the license in 2023. There are only 14 licenses allowed/issued in Uxbridge and another business was requesting the license. The state is not planning to renew the license.
- b. Kevin Mulligan asked for clarification on the \$1,000 that the BOT Chairman could spend without a vote of the BOT. It is for emergencies where a vote by the BOT members would be difficult.

2. Review of BOT actions since March meeting:

- a. A letter was sent to Forest Glen detailing their share of the maintenance costs for snow plowing, detention pond cleaning, etc. for the past year.
- b. Several budget meetings occurred in the past month.

3. Financial Report

- a. All financial reports as of October 2022 have been given to the BOT.
- b. Vendor invoices for October have been processed and paid in October and November 2022.
- c. Checking and Money Market accounts have been reconciled.
- d. After interest for August was recorded, our total Reserves are \$570,105.83.
- e. The Board reviewed and unanimously accepted the monthly financials.
- f. The next CD coming up for renewal will be November 26 and some portion of it may be used to pay the irrigation consultant and the expenses for the recommended actions (new wells, new control systems, etc.). This is the purpose of the Capital Reserves, and a

decision is expected at the next budget meeting on November 28. A motion to not renew the CD until after the November 28 meeting passed 4-0-1.

- g. Budget discussions for 2023 are underway, but we are awaiting more information to finalize the budget. Information about the 2023 monthly fees will be sent to residents on December 1.

4. Grounds Report

- a. The irrigation consultant has completed the work to evaluate our irrigation system and we are awaiting his report.
- b. The irrigation system was shut down for the winter.
- c. Nolin Asphalt completed repairing cracks to prolong the lifetime of our streets and sidewalks.
- d. Fall cleanup is underway and, if the weather cooperates, should be completed by Thanksgiving.
- e. Carlino has identified traps and bait for exterminating voles. The Trustees voted at the October meeting to pay for this (not to exceed \$3,000).
- f. Based on the results of the trash survey (sent to all residents), residents overwhelmingly indicated that they want no change from Waste Management if it will cost more. However, Bill recently approached Pratt for a quote which came in at about \$8/month/unit increased fees. A strongly worded letter will be sent to Waste Management about our lack of service. We will receive a credit for the missed week of service.

5. Old Business

- a. **The Holiday Party is scheduled for December 11 at the Pleasant Valley Country Club with Happy Hour from 5-6 pm with dinner to follow. The cost is \$50/person. Please sign up and enjoy some holiday cheer with your neighbors. You may sign up in the Mail Building to offer rides or to ask for a ride to the dinner.**
- b. The final pre-trial conference of our appeal of the Uxbridge Planning Board and Zoning Board of Appeals' decisions is scheduled for November 22 at 2 pm in Worcester Superior Court in Courtroom 20.
- c. The Zoning Board of Appeals is hearing the plans for 354-358 Douglas Street to build 40 single homes between Forest Glen and Route 16. This plan will also be heard by the Conservation Commission.
- d. With all of the construction at the rotary, you may want to consider using the East Taft Hill entrance to exit the community.
- e. Pat Stephan mentioned that the Town is considering a Stormwater Enterprise (similar to the water and sewer enterprises) to charge residents for stormwater run-off. The EPA is mandating this work. If you would like to comment on the stormwater plans, please review the information on the DPW website and send a letter to the DPW by the end of this year with your comments.
- f. **Uxbridge Board of Selectmen and Town Manager are seeking volunteers to be on the Uxbridge Planning Board and other Town committees. Please contact them if you want to volunteer. They would especially like to have someone, in addition to Rory St Pierre, on the Planning Board.**

- g. Thanks to Rory St Pierre for pursuing the odor issue with Cresco Labs. As a result of his actions the Town hired a consultant to determine what needs to be done to eliminate the odor and the Town Manager had a meeting with Cresco to discuss the results.

6. New Business

- a. Massachusetts state law allows solar collectors on dwellings, but our documents need modification to permit them. This was discussed and we agreed to contact our attorney with a proposal for modification of the Master Deed, By-laws, and Rules. Randy will propose the modifications for approval of the BOT before sending it to the attorney.
- b. The BOT has three digital backup drives to archive our important condo documents and files. Bill will update each of the hard drives and Pat will reorganize them.

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

8. Date for Next Meeting - The next BOT monthly meeting is scheduled for December 15 at 1:00 pm via ZOOM.

9. Adjournment - The Board voted unanimously to adjourn at 3:32 pm. Executive session began at 3:39 pm and ended at 4:04 pm.

SALLY SUMMERFIELD SAYS: Jack Crawford suggested this month's topic to clean your dryer vent to prevent a fire due to accumulated lint. If you have a recommendation for a contractor that has done a good job cleaning your dryer vent, please send a note to the Trustees and the information will be added to the Contractors list on the www.summerfield.com website and on the bulletin board in the Mail Building.