



at Taft Hill
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
March 15, 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, Bob Howard, and Cecile Gaigals were also present.

The Board of Trustees monthly meeting was called to order by Pat at 1:00 pm on March 15, 2023.

1. Open Forum for Resident Issues: None.

2. Review of BOT actions since March meeting:

- a. **The Annual Meeting of Summerfield at Taft Hill residents is scheduled for Saturday April 15, 2023, at Valley Chapel from 9:30 am until noon. Please arrive by 9:15 am to register so the meeting can start on time. If you cannot attend, please give your proxy to someone who will attend or fill it out for the Trustees and drop it in the Green Box in the Mail Building so we will have a quorum.**
- b. The auction of 20 Nicki Way by Freedom Bank was held on February 24, 2023.
- c. A guard rail at west entrance to Taft Hill Lane was damaged by a car and the Trustees voted to have the guard rail repaired. A check was received for the repair costs from the driver of the car that damaged the railing.
- d. The sound consultant report for 486-502 Douglas Street (fueling station) was reviewed by our attorney for submission to the court for our appeal case. The report shows that idling and moving diesel trucks will increase the sound level more than allowed by state law.
- e. The report from the irrigation consultant was received, but the Trustees have asked that more data be included before we pay the final invoice.
- f. The updated residents list has been posted to our website.

3. Financial Report

- a. All financial reports as of February 2023 have been given to the BOT.
- b. Vendor invoices for February have been processed and paid in February and March.
- c. Checking and Money Market accounts have been reconciled.
- d. After interest for February was recorded, our total Reserves are \$562,874.07.
- 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. Bill will arrange meetings with Brentwood and Thom's Wells & Pumps to review parts of the Aqueous report regarding the irrigation controls and well pumps. The other Trustees will be invited to these meetings.
- b. If a well pump must be replaced this year, we will evaluate using variable frequency pumps.
- c. Because of the small amount of snow that has fallen this year, our contract states that we will have 10% of the total contract price returned to us.
- d. **If you have damage caused by the snow contractor, please report it to Bill Freer no later than April 28, 2023. Anything not reported by then will not be repaired by our contractor.**
- e. The majority of the 75 vole traps placed by the Grounds Committee throughout the community are still seeing activity. If you see vole trails, please notify Bill Freer.
- f. **A Unit Owner placed trash into a Pratt Recycling Bin and labelled it trash. Pratt will refuse to accept this. If you have extra trash or recycling, you must arrange with Pratt to collect this and there will be an extra charge to you!**
- g. The damaged wooden guard rail at the West entrance to Taft Hill Lane is scheduled to be repaired by early April.

5. Old Business

- a. The Final Pre-Trial Hearing for the fueling station appeal is scheduled for March 16 at 2 pm in Worcester Superior Court. As discussed previously, this is expected to be a very short session where all of the Attorneys discuss any missing information. The trial is scheduled to begin on August 16 at 9 am in the same Courtroom 20.
- b. With the downsizing occurring at Amazon, the future of the sortation station at 515 Douglas Street remains uncertain.
- c. The Pine Ridge Estates at 354-358 Douglas Street (between Forest Glen and Douglas Street) continues before the Zoning Board of Appeals and will also need to come before the Conservation Commission about the 40 single-family units they plan to build. They have proposed connecting to the Uxbridge water system at Chamberlain Road and Douglas Street making a loop between the two locations.
- d. The Governor is ending the COVID mandate in Massachusetts on May 11, 2023.
- e. 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 exception to this law and has been told that it will require 6 months to a year for review. After the review, we may or may not get approval. Pat has also contacted our representative about a law that is in the Massachusetts legislature to revise this single parcel law and was told that it may take until January 2024 to pass. 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. At the Annual meeting, we plan to update everyone on this process. We have submitted changes to our documents (Master Deed, Declaration of Trust, Bylaws, and Rules) to our attorney and hope to be able to vote on the changes at the Annual Meeting, so we need your attendance to have a quorum.
- f. Last month we had a representative of a Community Solar program present how they could lower electric bills for our street lights, well pumps, and mail building. After evaluating the

information from the representative, the Trustees decided not to pursue this reduction of 5-10% in the electric bill. The Community Solar application requires the bank account information for the Trust so they can directly collect their fees for the reduction. If you are interested in this type of program, you should investigate it for your situation.

- g. REMINDER: New England Power Company will be doing some maintenance work at the high-tension towers on our property in the next few weeks.

6. New Business

- a. Installation of charging stations for electric vehicles may require a permit from the Uxbridge Building Department. You should check with them before installing a charging unit. Some insurance companies must be notified if you have a charging station for an electric vehicle at your residence.
- b. More information about the Annual Meeting will be sent shortly. **PLEASE CONSIDER RUNNING FOR TRUSTEE (WE WILL BE ELECTING 2 TRUSTEES AT THE MEETING).**
- c. The Trustees voted (4-0-1) to review the Master Deed, Declaration of Trust, Bylaws, and Rules and ask our attorney to examine them so we can vote on them at the Annual Meeting. More information about this will be provided to unit owners before the meeting.

- 7. **Resident Work Requests** – Two work requests were received and approved in the past month. Four of the requests for solar panels are pending depending on Massachusetts law or approval of the state DPU exception. 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 April 13, 2023, at 1:00 pm via ZOOM.

- 9. **Adjournment** - The Board voted unanimously to adjourn at 3:08 pm. Executive session began at 3:08 pm and ended at 3:21 pm.

SALLY SUMMERFIELD SAYS: Maintenance of the heating and cooling units is critical to safe and efficient operation. As our units are aging, many unit owners (units over 15 years old) have had to replace the heating and cooling units because of failures. (Currently, Mass Save has a \$10,000 rebate if you install a heat pump to replace a gas furnace.) If you find your heating unit leaking water, it may need to be replaced or it could be your condensate pump. The condensate pumps can have a build-up of bacteria that cause a slime to form and plug the outflow from the pump. Your HVAC contractor can determine the source of the problem and correct it.