



at Taft Hill
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust
Annual Meeting at Valley Chapel
Minutes of Meeting (MoMs)
April 15, 2023**

1. Introduction and Verification of Quorum – Pat Stephan

The Summerfield at Taft Hill Annual Meeting was called to order by Pat Stephan at 9:30 am on April 15, 2023, at Valley Chapel. Board members present: Paul Balutis, Marsha Bourgeois, Randy Fields, Bill Freer, and Pat Stephan. A quorum of over 87% of Beneficial Interests was represented (71 Unit Owners were present in person and 45 Unit Owners were represented by proxy).

2. Safety/Comfort Comments - COVID Precautions/Exits/Bathrooms – Pat Stephan

3. Business Activities of 2022 and 2023 – Pat Stephan

- a. The court ruled in our favor for the Summary Judgement in our Appeal of the decisions by the Planning Board and Zoning Board of Appeals. At the Final Pre-Trial Conference, the Judge and defense attorneys did not appear, and our attorney filed our sound study showing that 2 diesel trucks at the fueling station would exceed the noise level allowed by Mass DEP. The trial is now scheduled for August 16, 2023, at 9 am in Courtroom 20 of the Superior Court in Worcester.
- b. Many unit owners filed for tax abatements and received them.
- c. Forest Glen has transferred deeds to 24 units and has another dozen under construction.
- d. Pine Ridge Estates is planned for construction of 40 single family homes between Forest Glen and Route 16. They have not passed the Zoning Board of Appeals and have not presented before the Conservation Commission yet. Our concern is the impact that they could have on our water pressure, so we continue to monitor this project.
- e. The portable speed bumps got a lot of love from unit owners! THANK YOU FOR HELPING TO KEEP THE SPPED DOWN IN OUR COMMUNITY!
- f. Paul Balutis, Rory St. Pierre, Joe Marchand, and Claudia Cataldo from our community are serving on Town Boards/Commissions. THANK YOU!
- g. The Grounds committee has been actively chasing voles, managing contractors (snow removal, mowing, trash/recycle, irrigation, wells, etc.), trimming trees, and doing some lawn repairs.
- h. The Beautification Committee did a fabulous job last year and will be starting up again soon.
- i. Snow removal was below the lowest threshold for 2022-2023 resulting in a lower cost per

our contract.

- j. Rory St. Pierre reviewed the status of the cannabis odor control measures that he has been pursuing for our community. Way to go Rory!
- k. We are still waiting for the final report from our irrigation consultant. His initial report had 3 levels of upgrades with price tags from \$150,000 to \$500,000, but the Trustees questioned the lack of data to support his conclusions.
- l. Pat Stephan contacted our State Representative Joe McKenna and Representative Michael Soter about help with the creation of regulations by the Mass Department of Public Utilities to allow multiple solar connections on a single property (legislation was passed last year, but the implementation requires new regulations). They believe that this will be accomplished later this year.
- m. Our Accountant did a financial compilation this year as they do every other year.

4. Activities Planned for 2023 – Pat Stephan

- a. Continue the legal process against the fueling station.
- b. Exterminate voles and other Grounds Committee activities.
- c. Activity Committee Plans.
- d. Capital Planning Analyses with Becht Evaluation of our infrastructure in 2024.
- e. Sally Summerfield providing information to unit owners.
- f. Start improvements of the irrigation system.
- g. Resolve solar collector issues.

5. Volunteer Recognition – Pat Stephan

- a. Trustees
- b. Grounds Committee
- c. Beautification Committee
- d. Activities Committee
- e. Capital Planning Committee
- f. Neighbors Helping Neighbors
- g. All of these committees would welcome new members so VOUNTEER!

6. Finance Report – Paul Balutis

- a. The Trustees rearranged the Capital Reserves Certificates of Deposit to obtain a higher interest rate increasing the return to about \$1500 per month.
- b. Everyone received the year-end 2022 budget information and a copy of the 2023 budget on December 1, 2022.
- c. Vinnie Cataldo and Beth Zersky asked about the total legal expenses (\$115K since inception).
- d. Lavonne pointed out a misprint (2022 should have been 2023) on one slide.

7. Review of Budget Review Process -Pat Stephan

- a. Budget discussion starts in September for planning purposes.
- b. Spreadsheet and Quickbooks records are organized for budget preparation.
- c. Grounds and Beautification are asked to provide estimates for expenses.
- d. Trustees meet with Ground and Beautification to discuss line items.
- e. Trustees meet to make decisions on line items and budget amounts.
- f. Trustees finalize budget and determine owner fees.

8. Activities Committee – Jan Amerault

- a. Ladies Luncheon – Once per month on Wednesdays
 - i. May 24, 2023, at 12:30 pm at Yama Fuji Hibachi Grill (Japanese) in North Smithfield, RI
- b. Holiday Party
 - i. Sunday, December 10, 2023
 - ii. Pleasant Valley Country Club in Sutton, MA
- c. Community Events
 - i. Spring – May TBD gathering at Mail Building with Yummies Food Truck
 - ii. Fall – TBD
 - iii. Bring a drink and chair
 - iv. Suggestions, members, & ideas welcome – contact Jan Amerault (105 THL)
- d. Theresa Hicks asked about the Yard Sale and was told that it did not go well last year, but it could be held if someone is willing to organize and lead it.

9. Forum for unit owners’ comments and questions

- a. Bruce Borax asked if we could sell or trade the triangle area over which Forest Glen has an easement for their Spring Hill Street to Forest Glen. The Age Restricted Overlay District and agreements between Northwind and Uxbridge have requirements for the amount of open space that will exist in our community. When Forest Glen was approached several years ago, they were not interested. Vinnie Cataldo suggested putting community solar panels in that area. It is wetlands (standing water most of the year) which may make it difficult to build anything.
- b. Joe Marchand asked about any building plans for the area between 32 Nicki Way and Douglas Street. According to the Economic Development Office, there are no active discussions about development of that area.
- c. Lou Cianciulli asked what can be done about the rabbits. Marsha Bourgeois suggested that Bobbex will keep them away, but it has a smell.
- d. Norm Blood asked about mice control. Pat told him that he needed to continue using his own pest control company.
- e. Norm reminded everyone that smoke detectors must be replaced every 10 years according to Massachusetts regulations and may require an electrician if rewiring is needed. Tony Rea suggested that a certain type of detector is required. Cheryl Taylor stated that the town of Uxbridge (through Massachusetts laws) require photoelectric or ionization detectors for smoke detection and must have carbon monoxide detection with an audible message system that informs occupants which threat has been detected. Detectors should be purchased with a sealed 10-year battery.
- f. Pat reminded everyone that the Bylaws and Rules require units to be kept clean and the Trustees must police this. He suggested that Glen Morin could pressure wash units. Vinnie Cataldo said that Mold Armor connects to the garden hose and worked well for cleaning the siding and roof at much lower cost. For mildew, bleach can be added. Marsha reminded everyone that bleach will kill plants. Vinnie said to wet the plants before using bleach. Pat Stephan added that Gutter Butter worked well on difficult gutter stains.
- g. Pat Stephan reminded dog walkers that they were responsible for taking the bags

containing dog waste with them and disposing of it properly. Bags are not be left on the roadway, walkway or someone else's Limited Common Element or any Common Element. Unit owners can tell dog walkers to keep off of the unit owner's Limited Common Element.

10. Election of Trustees – Paul Balutis

- a. Randy Fields made a motion, seconded by Bill Freer to elect the two candidates for two Trustee positions by acclamation. The motion passed unanimously.
- b. Marsha Bourgeois and Pat Stephan were elected for 2-year terms.

11. Document Change Votes

- a. Randy Fields made a motion to approval all of the changes to the Master Deed as submitted to the unit owners on April 8, 2023, via email and hand delivery using Warrant card #1. Marsha Bourgeois seconded the motion. Jack Crawford asked if any amendments to the document required approval by our attorney. Bob Contursi asked if Jack was making a motion. When told that it was Trustee policy to have all document changes approved by our attorney and the changes that were sent to unit owners had our attorney's approval, discussion ended. Randy Fields explained that one of the reasons that we were changing our documents was to give the Trustees guidance about solar collector approval. The law states that no document can forbid the installation of solar collectors, but we can have guidelines for their installation. The guidelines are in the Rules so the Trustees can change them without requiring a meeting of unit owners. This is necessary because of the changing regulations by the Department of Public Utilities. Vinnie Cataldo stated that there were many unethical contractors installing solar collectors and we need to protect ourselves from them. He also indicated that owning the solar collectors was preferred to leasing them because of the issues with selling your unit with leased solar collectors. (The Cataldos had solar panels on the house that they sold before coming to Summerfield at Taft Hill.) When the vote was taken, the motion was approved by 83% of the beneficial interest.
- b. Randy Fields made a motion to approval all of the changes to the Declaration of Trust as submitted to the unit owners on April 8, 2023, via email and hand delivery using Warrant card #2. Marsha Bourgeois seconded the motion. The motion was approved by 86% of the beneficial interest.
- c. Randy Fields made a motion to approval all of the changes to the Bylaws as submitted to the unit owners on April 8, 2023, via email and hand delivery using Warrant card #3. Marsha Bourgeois seconded the motion. The motion was approved by 86% of the beneficial interest.
- d. Randy Fields made a motion to approval all of the changes to the Rules as submitted to the unit owners on April 8, 2023, via email and hand delivery using Warrant card #4. Marsha Bourgeois seconded the motion. The motion was approved by 87% of the beneficial interest.
- e. **THANK YOU TO VICKI SMALL, CECILE GAIGALS, ANNE HAYES, PAT SIMOUNET, BETH ZERSKY, DONNA SILVIA, AND ANN FIELDS FOR HELPING WITH THE VOTING AND TABULATING.**

- 12.** Cecile Gaigals (former Trustee) addressed the unit owners, especially new owners, asking them to seriously consider becoming a Trustee or volunteering to help in our community.

- 13.** Pat Stephan welcomed Michele Volpe, Claudette and Richard Brazeau, and Candice and Ed Rogala as newcomers to our community.
- 14.** Pat Stephan dismissed the meeting at 11:34 am.