



at Taft Hill
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
October 21, 2022**

Board members present via Zoom: Paul Balutis, Marsha Bourgeois, Randy Fields, Bill Freer, and Pat Stephan. Bill Freer is the Grounds Committee Chair.

The Board of Trustees monthly meeting was called to order by Pat at 1:00 pm on October 21, 2022.

1. Open Forum for Resident Issues: None.

2. Review of BOT actions since March meeting:

- a. A notice about the traffic pattern change at the rotary was sent to residents.
- b. A notice about a change in the collection policy beginning November 1 (no mattresses or textiles) of Waste Management was sent to residents.
- c. A survey about trash service and costs was completed by most residents.
- d. Paul and Bill attended a conference for condo Trustees.
- e. A consulting firm (Aqueous Consultants LLC) was hired to evaluate our wells and irrigation system and make recommendations to help us have well-watered lawns on both sides during the summer.
- f. Carlino was hired to dethatch, aerate, and overseed the sections of the lawns with the worst damage from the loss of irrigation.
- g. Nolin Asphalt was hired to fill cracks in the streets and sidewalks and to replace some pavement along the walkways near the Mail Building.

3. Financial Report

- a. All financial reports as of September 2022 have been given to the BOT.
- b. Vendor invoices for September have been processed and paid in September and October 2022.
- c. Checking and Money Market accounts have been reconciled.
- d. After interest for August was recorded, our total Reserves are \$570,822.13.
- 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 remainder of the funds will be put into a new CD.
- g. Budget discussions for 2023 are underway.

- h. Paul attended a webinar about liens within condos and will issue a report to the Trustees.
- i. The Trustees voted (4-1) to modify the Financial Policy to allow the Chairman to authorize spending up to \$1,000 without a vote of the other Trustees.

4. Grounds Report

- a. The irrigation consultant has people on site doing an evaluation of the wells and irrigation system and will make recommendations on how we should proceed to have irrigation throughout the neighborhood during the summer. This was last done in 2013 and resulted in 2 new wells being drilled to supply enough water for irrigating the completed community. This expense will be paid from our Capital Reserves.
- b. Our well and irrigation contractors repaired some electrical issues on parts of our current irrigation system on the East side of the community.
- c. Nolin Asphalt has completed the work on the East side and is working on the West side repairing cracks to prolong the lifetime of our streets and sidewalks. He replaced a crumbling section of the sidewalk in front of the Mail Building and the sunken section in the sidewalk around the valves near the Mail Building.
- d. Based on the results of the trash survey (sent to all residents), no change is planned and we will continue with Waste Management.
- e. Carlino has aerated and seeded the most severely damaged lawn areas. Because it is late in the year, other areas will be evaluated next spring for repairs.
- f. Carlino applied three treatments for voles in different areas where the voles were ravaging the plants. The Trustees voted to pay for additional treatments (not to exceed \$3,000) during the Fall clean-up. **If you see signs of voles (raised dirt tracks and holes) at your unit, please notify Bill Freer as soon as possible.**

5. Beautification Committee

- a. The Beautification Committee continues to remove weeds and trim bushes and trees to make our community BEAUTIFUL. If you would like to join this fun-loving group, please contact Vicki Small.

6. Old Business

- a. THANK YOU to the Activities Committee for staging a cornhole tournament at the Mail Building. Nancy Freer and Pat Stephan took home bragging rights!
- b. **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 will be approximately \$60/person. Please sign up.**
- c. The final pre-trial conference of our appeal of the Uxbridge Planning Board and Zoning Board of Appeals' decisions was rescheduled for November 22 at 2 pm in Worcester Superior Court in Court 20.
- d. The home at 479 Douglas Street (driveway across from the West entrance) was sold to a couple who filed a Declaration of Homestead on the property. It would appear that they do not intend to develop it commercially.
- e. **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.**

- f. Thanks to Rory St Pierre for pursuing the odor issue with Cresco Labs. Several Town and State Boards/Commissions are now pursuing odor emission control measures with Cresco Labs who has promised to resolve the matter by the end of the month. The Board of Health has been conducting walking/smelling tours of the area and finds that the strongest odor (skunk odor) is in the vicinity of 45 Taft Hill Lane.
- g. Paul and Bill attended the CAINE conference for Trustees attending the landscaping and legal sessions. Irrigation and risk management (building collapse in Florida) were the top topics.

7. New Business

- a. The Strategic Planning Committee recommended that we appropriate \$30,000 to the Capital Reserves in 2023.
- b. Marsha identified a contact at Rogerson Crossing and Pat will invite their Trustees to join our next BOT meeting for discussion of topics of common interest, such as trash collection, fees, etc.
- c. The next Town Meeting is at 7 pm on Tuesday, October 25 at Valley Chapel. Please plan to attend. The Warrant for the meeting is on the Town website or at the Town Hall.

8. Resident Work Requests – Three work requests were received and approved in the past month. 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 November 17 at 1:00 pm.

10. Adjournment - The Board voted unanimously to adjourn at 4:09 pm.

SALLY SUMMERFIELD SAYS: Several Trustees have been the subject of scams recently via telephone and email. American Express and Bank of America have contacted them about suspicious activity on their credit card and one Trustee received a call from a “grandson” who was actually a scammer. For the credit cards, hang up and contact the bank issuing the cards immediately. For the “grandchild” scam, contact the police. AARP has an excellent “scam alert” on their website.