



At Taft Hill

1 Summerfield Drive, Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
February 19th, 2026**

Board members present: Bob Contursi, Marsha Bourgeois, Jeanne Williams, Bob Rochon and Bill Freer. Bill Freer is also the Grounds Committee Chair.

The Board of Trustees (BOT) monthly meeting was called to order by Bob at 1:00 PM on February 19th, 2026.

- 1. Open Forum for Residents:** None
- 2. Review of BOT actions since the January 21st, 2026 meeting:**

Rule 7B was updated (**BOLD type**) and Registered at the Worcester District Registry of Deeds

“7 B. The Common Elements, Limited Common Elements (Areas) and the exterior of the Unit shall be kept free and clear of all rubbish, debris, and other unsightly materials. All rubbish containers shall be stored within the building of the Unit except for dates scheduled for rubbish removal. Rubbish and recycling containers shall not be placed outside for pickup earlier than 5:00 p.m. on the day prior to the scheduled garbage pickup and shall be removed no later than 7:00 p.m. on the night of the scheduled pickup. All containers shall not be placed in the travel way of the roads.

If the trash pickup schedule were to change to a different day or time during the day, depending upon any future contracts, or if requested by the contractor and if approved by the Board of Trustees (BOT), the BOT will be allowed to change the day and times for both the placement and removal of rubbish and recycling containers without making future changes to these rules and after providing advanced notification to all residents. Additionally, if necessary and only during a transition from one trash company to another, after proper notice, the BOT may allow the older trash/recycling containers to be stored outside in the rear of each condo unit until the containers are picked up.”

- 3. Financial Report**
 - All financial reports as of January 2026 have been given to the BOT.
 - Vendor invoices for January have been processed and paid in January and February 2026.

- c. Checking accounts have been reconciled.
- d. After interest for January was recorded, our total Reserves are \$643,135.07.
- e. Next CD renewal is May 2026
- f. The Board reviewed and unanimously accepted the monthly financials.

4. Grounds Report

- a. So far, we have had approx. 39” of plowable snow.
- b. Resident stated that they incurred damage to garage door trim. Grounds will investigate.
- c. Resident stated that they incurred damage to driveway from bobcat clearing driveway. Grounds will investigate.
- d. Trash - Overall, going well. I was notified that on each of the past 2 weeks we had one resident (each week) whose trash was not picked up. Grounds has conveyed that to our customer representative at Waste Management.
- e. Snow damage - During the snow storm on 1/25-26/2026 a Charter/Spectrum cable box on lower THL west was hit and damaged most likely from moving snow from the driveway. Charter/Spectrum has filed a claim against SATH which will be forwarded to our winter contractor (JR Dowding) for resolution.

5. Old Business

- a. Annual Meeting – Trustees reviewed timeline of actions required prior to our Annual Meeting to be held this year on Saturday, April 11th, 2026 at Valley Chapel. **PLEASE RESERVE THIS DATE NOW** on your schedule. As a resident, our Annual Meeting is of vital importance for all residents to attend!
- b. Forest Glen - Invoice for shared services with Forest Glen (2025) in the amount of \$675.00 was paid.
- c. Resident Information / Proof of Homeowners Insurance – Warning letters were sent out on February 1st to those residents who missed the January 31st deadline with a final deadline of February 15th, or fines would be issued. As of today, 4 units have still not submitted their paperwork and face additional fines.

6. New Business

- a. Summerfield received a refund of \$600.00 from DiPrete Engineering for services previously rendered. DiPrete Engineering was hired to assist Summerfield in satisfying the “Order of Conditions” that was unresolved with the Town of Uxbridge/Conservation Commission. That “Order of Conditions” was resolved and accepted by the Conservation Commission in December of 2025.
- b. The Board of Trustees discussed the overwhelming need that Summerfield has for volunteers. All of our committees are in need: Beautification/Grounds/Activities/Backup Bookkeeper/Annual Meeting Coordinators/Summerfield Webmaster! Without volunteers the Summerfield of the future will not be the same as the Summerfield of the past 20 years! **PLEASE REACH OUT TO THE BOT NOW!**

7. Resident Issues

- a. Resident comments/questions - none
- b. No Work Requests were submitted to the BOT.
- c. Sally Summerfield Reminders:

Rinnai Tankless Water Heaters:

Residents having Rinnai tankless water heaters should note that these units should be flushed out and cleaned regularly. Here is a link to the Rinnai website with more information. Some residents have the equipment to do this themselves and some have their plumbing or heating contractor flush the units. If they are not flushed occasionally, mineral deposits can build up on metal surfaces and lead to black specs in hot water and/or failure of the units.

[How do I flush clean my Rinnai tankless water heater? \(R\) | Rinnai](#)

Winter Weather Services:

- When it snows... roads are plowed when over 1 inch.
- Driveways are plowed when over 2 inches.
- Driveways are normally plowed AFTER the snowfall has ended.
- Walkways are normally the last to be cleared.
- We have 130 units... not everyone can be cleared at the same time. Some of us are lucky and get our driveways/sidewalks cleared first and some of us are at the end. If you have a major medical event (chemo/dialysis/other) previously scheduled then notify the BOT prior to the storm event.

8. **Date of next BOT Meeting:** March 25th, 2026 at 1:00 PM at 49 Summerfield Drive.
9. The BOT adjourned at 3:02 PM.