



AT TAFT HILL

Summerfield at Taft Hill (SATH) Condominium Trust

Annual Meeting

Minutes of Meeting (MoMs)

April 9, 2022

1. Introduction and Verification of Quorum – Pat Stephan

The Annual Meeting, held at Valley Chapel in Uxbridge, was called to order at 9:35 am by Board of Trustees Chairperson, Pat Stephan. A quorum of Owners (76.5% beneficial interest) was present in person or by proxy. Pat introduced the members of the Board of Trustees: Marsha Bourgeois (Vice-Chair), Cecile Gaigals (Member-at-Large not present), Paul Balutis (Treasurer) and Randy Fields (Secretary). Pat introduced three new Unit Owners: Melinda and Tony Rea at 28 Nicki Way, Cathy and Eddie Davis at 15 Summerfield Drive, and Lucille and Edward Sannicandro at 70 Andrews Drive.

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

3. Business Activities of 2021 and 2022 – Pat Stephan

- a. The Appeals of the Planning Board and Zoning Board of Appeals Decisions regarding the fueling station at 486-502 Douglas Street is awaiting a hearing date for a Motion for Summary Judgement. Uxbridge Gas & Market's attorney filed the motion in Superior Court and the Court asked UGM's attorney to recommend a date for the hearing. With an analysis from a traffic expert that we hired our attorney is confident that this motion will be denied. The Motion holds that Summerfield at Taft Hill does not have standing in the case so the Appeals should be dismissed. To have standing, we must show that we would be affected more than other Residents in Uxbridge by the construction of the fueling station and that we have experts who will testify to this in Court. To date, we have spent about \$60,000 over 3 years on the case and there is more on this below.
- b. Forest Glen sold (deed transferred) the 10th Unit of 44 planned for the development in late March 2022. Unit 66 has filed a complaint (suit) with the Court about their Unit and A-1 Drilling and Blasting has filed a complaint about not being paid for their services at Forest Glen. They have filed a Master Deed, Declaration of Trust, and Rules for their Unit Owners and are paying their share of the cost to plow Taft Hill Lane East and clean the catch basins.
- c. A developer (47 Dodge Deco LLC) is working with the Conservation Commission and Zoning Board of Appeals to create Pine Ridge Estates at 358 Douglas Street. They plan for 40 single family units located between Forest Glen and Douglas Street. Because of our concerns about the loss of water pressure from this development, they are being instructed to take their water from

High Street instead of Douglas Street (different water main). The Trustees continue to monitor this development.

- d. The Strategic Planning Committee led by Rory St Pierre has created a mathematical model to help evaluate the impact of construction cost changes as we study the long-range needs of our infrastructure and help us determine the required amount of reserves funding. Bob Howard suggested that we need to have 100% funding of our Reserves based on the 2019 Becht. Pat Stephan related that the Condominium Association Institute, of which we are a member, recommended about 70% funding is acceptable and we are at approximately 90% funded.
- e. Due to continuing concern over speeding in our neighborhood, speed humps were used throughout the year outside of snow season. Additional options for speed control continue to be explored.
- f. Selectmen John Wise and Peter DeMers and Senior Center Director Lisa Bernard attended BOT meetings to express their views and hear our concerns. Paul Balutis has joined the Conservation Commission and Rory St Pierre has joined the Planning Board as our Residents get more involved in town government. Pat Stephan chaired the Town Charter Review Committee last year. The Fire Department will help residents with smoke alarms.
- g. During the pandemic, the Trustees held meetings using Zoom videoconferencing. Additional Covid-19 precautions were taken for the mail room. Residents have been extremely cooperative and courteous throughout this period.
- h. Residents are reminded that DCS is our “Time-Sensitive Phone Messaging System” or Reverse 911. Please answer when you receive a call and say “Hello” to start the message. We use it for emergencies and for garbage pick-up delays.
- i. Maintenance of trees, including trimming of decorative trees in front of each Unit, in Common Areas as well as in natural wooded areas continues to be an ongoing project. The Board again engaged an arborist to evaluate the health of trees throughout the neighborhood and some trees were subsequently removed while others were trimmed to remove branches that could cause potential damage if they were to fall. New ornamental trees were purchased by the Beautification Committee to replace dead and damaged trees and the new trees were professionally planted.
- j. The detention ponds were cleaned for the first time in 2020 and again in December 2021 (with money left in the budget) so the \$5,000 in the 2022 budget can be used for other projects.
- k. The Beautification Committee led by Vicki Small continues to be very active in maintaining the appearance of the community through their work with plantings and mulch beds in common areas. Anyone interested in joining this fun-loving group should contact Vicki Small. This group saves us thousands of dollars with the work that they do.
- l. Fire hydrants were flushed in 2021 and no repairs were required.
- m. Snow removal for the year with costs within budget.

- n. Many Summerfield at Taft Hill real estate assessments and tax bills increased unreasonably, and Pat Stephan helped over 30 Residents file for abatements. This week many of those residents received rebates. **Please send your updated assessment value to Pat Stephan at buckeye@charter.net.** THANK YOU PAT!
 - o. Odors from Cultivate (cannabis greenhouse on the west side of Route 146) have been reported in our community and many residents have smelled them. These are being investigated by the Town Planner to see if filtration can eliminate the odors. Vinnie Cataldo stated that the odors are smelled on Wednesday when the doors are opened at Cultivate.
 - p. Pat explained that “Sally Summerfield” was created by Cecile Gaigals to remind residents of maintenance issues, and this will become a part of future BOT minutes.
 - q. Policies that were created this past year are on the website along with BOT minutes and the documents that define our community. Please check it out.
4. Many residents spent countless hours as volunteers supporting the community in many ways. These include established Summerfield committees, ad hoc committees for grounds work, attendance at town meetings on matters of importance to our community and for research on various topics. We should all thank those who have been involved.

Pat had Bill Freer recognize the Grounds Committee members and Vicki Small reviewed the important work of the Beautification Committee asking anyone who wants to join the committee to contact her.

Jan Amerault, Chair of the Activities Committee, reviewed plans for upcoming events, such as

- Ladies Luncheon
- Men’s Breakfast
- WooSox Game
- Food Truck (Mendon Kitchen) at the Mail Building
- Groups to play games

She had sign-up sheets at the Valley Chapel exit and they will be in the Mail Building on the glass doors at the south end of the Mail Building. **PLEASE SIGN UP AND CONTACT JAN WITH ANY OF YOUR IDEAS FOR ACTIVITIES!**

5. Financial Report – Paul Balutis

- a. In 2021, the Summerfield at Taft Hill financial reports include profit and loss statements and balance sheets, spending by vendors, accounts receivable, and accounts payable.
- b. For fiscal year 2021, the Condo Association had Operating Income of \$306K and Operating Expenses of \$270K.
- c. The Capital Reserves funds had a balance of \$597K at the end of 2021 of which \$544K was in certificates of deposit and \$53K was in cash.

- d. Reserve spending was \$0 and \$31,200 was added at year end.
- e. Legal expenses were \$60K from the inception of the Appeal in 2020 until the end of 2021 (less than \$500 per unit). The budget for 2022 is \$30K.
- f. The 2022 budget for Operating funds is \$322.5K.
- g. A Financial Policy was written and approved by the BOT and is on the website.

6. Election of Trustees

- a. Since there were three candidates and three vacancies, Marsha Bourgeois moved that the candidates be elected by acclamation and Joe Marchand seconded the motion. There was no discussion and the vote was unanimous. Paul Balutis and Randy Fields were re-elected and Bill Freer was elected.

7. Discussions

- a. Joe Marchand stated that new fueling stations are not being built now because of the changing automotive industry, but he suggested that something would be built on 486-502 Douglas Street. He suggested that we put the money from the Legal fund into creating a border/barrier between Residents on Summerfield Drive and 486-502 Douglas Street. Pat reviewed the November Trustee Update Meeting about the Trustee meeting with Mr. Yatim and reasons why Mr. Yatim will build a fueling station (he owns a petroleum distribution business and needs station as outlets for the products). Because we own very little property behind the units on Summerfield Drive and 486/502 Douglas Street, there is very little space for a border/barrier. Trustees will investigate again.
- b. Vinnie Cataldo stated that “the traffic study was ridiculous” because everyone knew that the traffic would be terrible along that road section. Pat reviewed the Summary Judgement legal requirements that we refute at least one argument from the Motion for Summary Judgement. Pat reviewed information on a sound study that might be needed in the future and noted that just plants/trees would not mitigate sound.
- c. Evelyn Marchand asked what was being sacrificed to pay the legal fees? Dave Batstone indicated that he heard that the Grounds Budget was cut to pay the legal fees. Pat displayed the attached chart showing that the 2022 Grounds Budget was increased over the 2021 Grounds Budget. It also shows the \$50,000 increase that Bill had requested for Grounds and Pat explained the Trustees reasons for not agreeing. Bill stated his reasons for requesting the increases and Pat showed some test data related to pH of soil around the community. The Trustees must balance all spending requests against an increase in fees each year.
- d. Lavonne expressed her support for Joe Marchand’s mitigation idea.
- e. Pat explained how cash flow was managed using Reserve Funds until the end of the year when the funds were deposited into Reserves.
- f. Pat warned that the rotaries on each side of Route 146 were scheduled to start construction this year.
- g. Pat mentioned unit inspections required of the Trustees and the responsibilities of each Unit owner to maintain their unit according to the Rules and Bylaws. **Work Requests are required for any work on the outside of the Unit.** Screens are very important on windows to prevent melting the siding on neighboring units.

- h. Dan Hicks asked about the status of Forest Glen, a stop sign at the intersection of Spring Hill Road and Taft Hill Lane East, and repair of the roadway where the water/sewer lines enter Forest Glen. Paul Balutis said that the Conservation Commission has no issues with Forest Glen, Pat said that they refused to install a stop sign and he will contact them about the roadway.

8. Residents' Questions/Comments – None.

9. Adjournment

Marsha moved, and Lou Cianciulli seconded the motion to adjourn the meeting. A majority of attendees approved adjournment of the 2022 SATH Annual Meeting at 11:34 am.