



at Taft Hill
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
December 15, 2022**

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

The Board of Trustees monthly meeting was called to order by Pat at 1:01 pm on December 15, 2022.

1. Open Forum for Resident Issues:

- a. Kevin asked if Pratt could supply smaller trash containers and Bill will discuss it with Pratt.

2. Review of BOT actions since March meeting:

- a. The Trustees voted to fund a sound study that our attorney said would be useful in our appeal of the fueling station decisions by the town boards.
- b. The Trustees voted to end the contract for trash/recycling with Waste Management because of service failures and failure to notify us of schedule changes. Waste Management agreed to not charge us the cancellation fees because they recognized the hardships that they had caused.
- c. A new 1-year contract was initiated with Pratt for the Trash/recycle service. Olde Canal and Rogerson's Crossing had also made this change for the same reasons. A Trustee Update was sent about these changes.
- d. A Trustee Update was also sent about the trial date set for our fueling station Appeal on August 23, 2023 at 9 am.
- e. **The 2023 Budget was sent to Residents announcing that the fees will be \$255/month for Market Value Units and \$125/month for Affordable Units. THESE RATES ARE EFFECTIVE STARTING JANUARY 1, 2023.**
- f. A notice about the Hotline (800-285-7232) for reporting odors from Cultivate/Cresco Labs was sent to Residents.
- g. The insurance on the Mail Building was increased to cover Replacement Value in response to a change in Fannie Mae/Freddy Mac (mortgage companies) requirements.

3. Financial Report

- a. All financial reports as of November 2022 have been given to the BOT.

- b. Vendor invoices for November have been processed and paid in November and December 2022.
- c. Checking and Money Market accounts have been reconciled.
- d. After interest for November was recorded, our total Reserves are \$561,049.34.
- e. The Board reviewed and unanimously accepted the monthly financials.
- f. The next CD that will come up for renewal is January 5, 2023, and the Trustees voted to place it into the Reserves checking account until we know what the cost to improve the irrigation system on the East side will be.
- g. Next month the Trustees will discuss how to get higher interest rates on our CD's. Pat talked to Unibank about this.

4. Grounds Report

- a. The irrigation consultant has completed the work to evaluate our wells/irrigation system and we are awaiting his report.
- b. JR Dowding removed the 2-3" of snow that fell Sunday night from the street and driveways.
- c. Carlino has identified traps and bait for exterminating voles. Volunteers will be needed to monitor/bait the traps during the winter.
- d. The Grounds Committee will be collecting the Waste Management green recycling containers on January 1. Please put them outside of your garage door that day.
- e. Pratt will collect any unwanted trash containers and a notice will be sent about the schedule.
- f. Pratt will be distributing a 100-gallon trash container and a 100-gallon recycling container to every unit and a notice will be sent about the schedule for this also.

5. Old Business

- a. **The Holiday Party on December 11 at the Pleasant Valley Country Club was a GREAT SUCCESS. The venue, music, and food were EXCELLENT! Thank you to the Activities Committee!**
- b. The final pre-trial conference of our appeal of the Uxbridge Planning Board and Zoning Board of Appeals' decisions regarding the fueling station at 502 Douglas Street is scheduled for March 16, 2023, at 2 pm in Worcester Superior Court in Court 20.
- c. Campanelli completed all of the items on their Order of Conditions from the Conservation Commission for the Amazon facility.
- d. Pine Ridge Estates at 354-358 Douglas Street (between Forest Glen and Douglas Street) is before the Zoning Board of Appeals and will soon be before the Conservation Commission about the 40 single-family units they plan to build.
- e. Pat Stephan will follow up with the Town about a Stormwater Enterprise (similar to the water and sewer enterprises) to charge residents for stormwater run-off. The EPA is mandating this work.
- f. **Uxbridge Board of Selectmen and Town Manager are seeking volunteers to be on the Uxbridge Planning Board, School Board and other Town committees. Please contact them if you want to volunteer.**
- g. Thanks to Rory St Pierre for pursuing the odor issue with Cresco Labs. As a result of his actions the Town hired a consultant to determine what needs to be done to eliminate the odor and a Hotline was established to report odors in our neighborhood.
- h. Pat will follow up on the sound study report.

- i. Bill will follow up on making all of the computer back-up units equivalent so Pat can restructure the data on them.

6. New Business

- a. Marsha, Pat and Bill will investigate the best replacement option for our 2017 Quick Books program for keeping our financial records and possibly more (work requests, grounds information, etc.). Quick Books has moved to a subscription service and will soon not support our current software.
- b. Massachusetts state law allows solar collectors on dwellings, but our documents need modification to permit them. This was discussed and we agreed to contact our attorney with a proposal for modification of the Master Deed, By-laws, and Rules.
- c. Pat talked to Unibank about putting a solar farm on their property at the intersection of Douglas Street and Route 146, but they were not interested.
- d. Several people have expressed interest in being on a committee to explore solar options for our community and this will be discussed at our next meeting.
- e. **EVERY YEAR THE TRUSTEES ARE REQUIRED BY LAW TO COLLECT THE INFORMATION IN THE ATTACHED INFORMATION SHEET AND A COPY OF THE DECLARATION PAGE FROM THE INSURANCE POLICY FOR EACH UNIT. PLEASE COMPLETE THE INFORMATION SHEET AND ATTACH A COPY OF THE DECLARATION PAGE FOR YOUR UNIT INSURANCE POLICY AND DEPOSIT IT IN THE GREEN BOX IN THE MAIL BUILDING BY JANUARY 31, 2023. THE INSURANCE INFORMATION SHOULD INCLUDE COVERAGE AMOUNT AND TYPE OF INSURANCE (HO-3 OR EQUIVALENT).**

7. **Resident Work Requests** – No work requests were received in the past month. 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 January 19, 2023 at 1:00 pm via ZOOM.
9. **Adjournment** - The Board voted unanimously to adjourn at 3:34 pm. Executive session began at 3:34 pm and ended at 3:54 pm.

SALLY SUMMERFIELD SAYS: Our plowing policy as defined by a resident vote at a recent Annual Meeting, is as follows:

- **Plowing of roads will begin when 1” of snow has accumulated**
- **Cleaning of driveways will occur if more than 2” accumulates**
- **Driveways will be plowed at the conclusion of the storm unless more than 6” of snow are expected; then driveway plowing will occur after every 6” of accumulation and at the conclusion of the storm**
- **Over the past 6 years, there have been an average of 2 snowstorms over 6” (three of those years only had 1 storm over 6”)**
- **Uxbridge does not start plowing until 2” accumulates on the roads**