



at Taft Hill
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
March 20, 2024**

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

The Board of Trustees monthly meeting was called to order by Pat at 1:00 pm on March 20, 2024.

1. Open Forum for Resident Issues:

IMPORTANT NOTICE: IF YOUR UNIT IS IN A TRUST AND YOU ARE NOT A TRUSTEE, YOU MUST HAVE A PROXY FROM THE TRUSTEE FOR YOUR UNIT TO VOTE AT THE ANNUAL MEETING! IF YOUR CHILDREN ARE TRUSTEES FOR THE UNIT IN WHICH YOU ARE LIVING AND YOU ARE NOT A TRUSTEE, YOU WILL NEED A PROXY SIGNED BY ONE OF YOUR CHILDREN WHO IS A TRUSTEE TO VOTE AT THE ANNUAL MEETING.

2. Review of BOT actions since March meeting:

- a. Preparations for the Annual Meeting scheduled for April 6 at 9:30 am at Valley Chapel are underway.
- b. **Currently, we have no candidates for the 3 Trustee positions. Please consider running!**

3. Financial Report

- a. All financial reports as of February 2024 have been given to the BOT.
- b. Vendor invoices for February have been processed and paid in February and March 2024.
- c. Checking and Money Market accounts have been reconciled.
- d. After interest for February was recorded, our total Reserves are \$628,572.95.
- e. The Board reviewed and unanimously accepted the monthly financials.
- f. The next CD's renewal dates are April 2024, May 2024, August 2024 and January 2025.
- g. The Trustees voted to roll the April renewal amount into the highest interest rate at Savers, Unibank or another bank.
- h. Marsha will coordinate the review of our Financial Books which occurs every two years.

- i. Unibank CD rates are significantly above those of Savers and the Trustees will decide where to renew our CD's as they mature.
- j. Marsha will convert to the on-line version of QuickBooks by a vote of Trustees.

4. Grounds Report

- a. The light pole at the end of the forsythia on East Taft hill Drive has been repaired.
- b. Bill will repair the streetlight at the corner of Taft Hill Lane and upper Summerfield Drive.
- c. If we do not have any more snow, we should get a rebate from our snow removal contractor.
- d. Spring Clean-up is underway.
- e. Pratt changed their schedule, and our garbage pickup is now between noon and 2 pm on Thursdays.
- f. Our irrigation contractor plans to replace the leaking filter on well #3 behind 110 Taft Hill Lane before starting the irrigation system in April.
- g. An RFP for quotes on upgrading the irrigation system on the East side has been prepared and is being reviewed by the Trustees. Bill will send the RFP to qualified contractors.
- h. Plans are being made for removing the stumps from the 10 decorative trees that were cut last fall and quotes will be obtained to replace them. The unit owners affected will be contacted with a list of approved trees so they can select the one to be placed at their units.

5. Old Business

- a. Our appeal of the Planning Board and Zoning Board of Appeals decisions regarding the fueling station at 502 Douglas Street was delayed until July 17-19 at the Worcester Superior Courthouse because the Judge had to recuse himself. He is friends with an attorney representing Mr. Yatim who wants to build the fueling station. Considering the delay, it is anticipated that legal costs will exceed the 2024 budget set for the legal expenses for the year. The Trustees will analyze the anticipated expenses and decide if action is needed by the Unit Owners at the Annual Meeting to meet expenses and maintain adequate working capital throughout the year.
- b. Yatco Energy LLC was sued by the American Petroleum Institute in U. S. District Court for using their certifications incorrectly on petroleum products produced by Yatco Energy.
- c. The house at 486 Douglas Street (owned by Mr. Yatim) has been rented and now has a tenant who has been reported to the Town for building bonfires and operating equipment in the wetlands next to our property. If you see any of these activities, please report it to the Police or Fire Department.
- d. The trucks using the Amazon property have disappeared and we are not sure what that means with respect to the operation of the warehouse.
- e. Construction of Pine Ridge Estates at 354-358 Douglas Street (between Forest Glen and Douglas Street) has started. You may hear blasting there soon if they encounter ledge.
- f. Jack Crawford suggested that we improve the security in our Mail Building in light of the recent mail thefts from the blue postal boxes. Pat is working on a proposal in cooperation with the Uxbridge Postmaster which involves installing a new secure mailbox in the Mail Building.
- g. The Police Department is doing additional patrols in our neighborhood since the robbery on Andrews Drive.

- h. **The Uxbridge Annual Town Meeting is scheduled for May 14, 2024, at 7 pm at Valley Chapel. There is expected to be a vote on increasing the taxes including a Proposition 2 and ½ over-ride so you will want to attend. The Town Budget should be on the Town website before the Town Meeting.**
- i. BechtBT Engineering personnel visited our community to update our Capital Reserves funding plan. We hope to be able to present the updated plan at the Annual Meeting on April 6 at Valley Chapel.
- j. The Department of Public Utilities will be holding meetings to gather public input on the single parcel metering regulations on March 27 in Boston, May 29 in Salem, July 24 in Pittsfield, and September 25 in Quincy. This would seem to indicate that the regulations for solar installations in our community will not be completed until next year.

6. **New Business**

- a. **Please mark your calendars for April 6, 2024, at 9 am for the Summerfield at Taft Hill Unit Owner's Annual Meeting at Valley Chapel.**
- b. **We will be electing 3 Trustees at the meeting, and it is very important that all unit owners attend or send a proxy. Solicitations for the Trustee positions were sent to unit owners on February 15, 2024 (and are be available in the Mail Building). Please consider running for the position. Trustee Officers are elected at the first meeting of the new Board.**
- c. **Please consider running for the Board of Trustees!**
- d. **BEFORE YOU DO ANY WORK ON THE OUTSIDE OF YOUR UNIT, YOU MUST HAVE APPROVAL FROM THE TRUSTEES VIA THE WORK REQUEST SYSTEM. The only exceptions to this are restaining your deck the same color, painting your front door and/or shutters the same color, and planting/removing plants in your Limited Common Element. Work in the Limited Common Element cannot interfere with the irrigation system or lawn maintenance.**
- e. **Paul will draft a policy regarding outside lights for review by the Trustees.**
- f. **Paul suggested that we install signs at the entrance to the community saying that this is a monitored community.**

7. **Resident Work Requests** – In the past month, 2 work requests were received, 1 was approved, and 1 is awaiting further information. **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 April 18, 2024, at 1:00 pm via ZOOM.

9. **Adjournment** - The Board voted unanimously to adjourn at 2:48 pm.

SALLY SUMMERFIELD SAYS: If you plan to dig holes in the ground this spring, please contact DIG SAFE first.