



at Taft Hill
1 Summerfield Drive Uxbridge, MA 01569

Board of Trustees Monthly Meeting: August 19 2019

Board Members Present: Marsha Bourgeois, Paul Clossen, Cecile Gaigals, Lavonne Seifert, Pat Stephan. Bill Freer was not in attendance but he submitted a report.

Residents present: Judy and Steve Burns

The Board of Trustees meeting was called to order by Lavonne Seifert at 2:02 pm

1. Open Forum for Resident Issues

Judy and Steve Burns expressed their concerns relating to the sprinkler system and the condition of their lawns.

Given that Grounds Committee Chairman, Bill Freer, was not currently available, the BOT advised that all shared information would be discussed with him and they would receive a response.

2. Review of Board Actions since July meeting

None taken.

3. Financial Report

- a. All financial reports have been reviewed by the Board.
- b. Our current total reserves are \$ 512,214.79.
- c. The board reviewed and accepted the monthly financials.

4. Grounds Committee Report

Bill Freer submitted a report and was subsequently available to the BOT for questions, comments and recommendations.

- * Bill has secured quotes from 2 of the 3 companies from whom he solicited bids relating to repair of cracks in the streets. The BOT has asked Bill to get additional quotes for repair of brick work in the storm drains and installation of permanent speed impediments. Further decision on any or portions of these projects will then be made.
- * The previously approved mailroom painting is expected to be completed shortly.
- * Bids will be solicited from companies approved to provide hydrant services in accordance with National Fire Protection Codes. (NFPC).
- * The committee continues to research and obtain information relative to the maintenance of the detention ponds. This is a work in progress.

* Residents are asked to ensure that any planting areas with small stones are sufficiently bordered to protect against loose stones being encountered by lawn maintenance crews. Accordingly, our service provider will also be advised to pay closer attention to these areas.

5. Old Business:

- * The BOT is awaiting a report from Eversource regarding gas meters in the community.
- * A preliminary report has been received regarding the Becht Capital Reserve study. More information will be shared once the final report is received.

6. NEW BUSINESS:

* It has come to the BOT's attention that there are several instances in the community of warped, damaged siding due to extreme heat. This condition has been traced to "uninstalled" window screens in adjacent home windows. This is a verified phenomenon traced to the low E value of our windows. Screens are known to deflect the sun's damaging rays. **Residents must keep the window screens in place. This is not optional.** Failure to do so and subsequent damage to a neighbor's home can result in the application of Bylaw 18J. By-Laws are always available for a resident's review on the Summerfieldatfthill website.

* The BOT plans to conduct a community tour in order to confirm compliance with property rules as they relate to the prohibition of storing materials under decks and near foundations. Maintenance of flower beds to restrict overgrowth is also required.

* Work Requests: Please allow a minimum of two (2) weeks to receive a reply for a submitted work request. All work requests must have an approval letter signed and returned to the BOT before work commences.

* The Board would like to thank Bob Contursi for his many years of service on the Grounds Committee as he moves on to other worthwhile projects. THANK YOU, BOB!

* Bill Freer, Grounds Committee Chairman, announces that Mr. Bruce Borax has joined the committee. Welcome, Bruce, to this volunteer effort.

* **SAVE THE DATE!** The Board of Trustees is calling a Special Meeting to discuss potential Condo Management Companies versus the current Board of Trustees arrangement. ALL are encouraged to attend this very important discussion. The meeting will be held at The Valley Chapel on Saturday, October 19th from 10am-to noon. Please plan to lend your voice, thoughts, and suggestions. Your participation is vital.

The meeting adjourned at 6:00 pm.

The next Board of Trustees meeting is scheduled for Wednesday, September 18th at 2pm at 49 Summerfield Drive. Residents are welcome to attend but are requested to make their intentions known a couple days in advance in order that the Board may plan seating accordingly. The Board would appreciate knowing if a resident is planning to attend simply to observe the proceedings or what, if any, issue they wish to discuss.