



at Taft Hill
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
October 19, 2023**

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

The Board of Trustees monthly meeting was called to order by Pat at 1:03 pm on October 19, 2023.

- 1. Open Forum for Resident Issues: The Uxbridge Board of Health has passed new regulations for tattoo parlors, and they are on the Town website. These regulations will apply to our tattoo parlor neighbor near the West entrance to Taft Hill Lane.**
- 2. Review of BOT actions since March meeting:**
 - a. Approved paying Nancy Freer \$20 per hour up to \$100 for training in QuickBooks as a backup to the Bookkeeper.
 - b. One Reserve CD was renewed for 7 months at an interest rate of 4.65 % and the full amount of funds for 2023 have been moved to the Capital Reserves.
- 3. Financial Report**
 - a. All financial reports as of September 2023 have been given to the BOT.
 - b. Vendor invoices for September have been processed and paid in September and October.
 - c. Checking and Money Market accounts have been reconciled.
 - d. After interest for September was recorded, our total Reserves are \$554,613.83.
 - e. The Board reviewed and unanimously accepted the monthly financials.
 - f. The next CD's renewal dates are April 2024 and August 2024. Income from interest on CD's has increased significantly this year based on higher interest rates applied to rollovers.
 - g. The next budget meeting will be at 1 pm on November 2, 2023.
- 4. Grounds Report**
 - a. The irrigation system will be shut down in October after the sand filter is replaced on one well.
 - b. Our landscaping contractor repaired some lawn sections damaged last year.

- c. Our tree contractor trimmed and removed trees selected by the Grounds Committee this month. This included some dead decorative trees whose stumps will be removed in the spring when the new replacement trees are planted.
- d. **Our arborist told us that mounding mulch around the decorative trees is killing them! If the mulch around your decorative tree is mounded around the tree base, please move it away from the tree and create a basin for rainwater around the tree trunk!**
- e. The catch basins in the streets and behind the units on Andrews Drive were cleaned this week. THANKS to Lori-Anne Mortimer, Tony Lombardo, and Bill Freer for bird-dogging the trucks removing the silt from the basins. We do not expect to do this work again for 3 years. **DOG EXCREMENT IN PLASTIC BAGS WAS FOUND IN SOME OF THE BASINS; THIS FOULS THE BASINS, SO PLEASE STOP THIS PRACTICE!**
- f. The detention pond behind 147 Taft Hill Lane was cleaned on the planned annual rotational basis.
- g. The fire hydrants were tested, and all passed the inspection. The water pressure has increased significantly since the last test.
- h. **PLEASE CONSIDER JOINING THE GROUNDS COMMITTEE AND CONTACT BILL FREER TO LEARN MORE ABOUT THE POSITION. HE WILL BE HAPPY TO INCLUDE YOU IN CHALLENGING ASSIGNMENTS THAT MAINTAIN VALUE IN OUR COMMUNITY.**

5. Beautification

- a. The Beautification Committee cut down the day lilies at the West entrance and weeded/trimmed several Common Elements in the neighborhood.
- b. **THE BEAUTIFICATION COMMITTEE IS ACTIVELY SEEKING NEW MEMBERS! IF YOU ARE INTERESTED IN JOINING THIS FUN-LOVING GROUP, PLEASE CONTACT VICKI SMALL. IT IS A GREAT OPPORTUNITY TO CONNECT WITH SOME OF YOUR NEIGHBORS AND HELP KEEP OUR COMMUNITY BEAUTIFUL. THE BEAUTIFICATION COMMITTEE SAVES OUR COMMUNITY THOUSANDS OF DOLLARS EACH YEAR AND HELPS TO KEEP OUR FEES LOW. WE HAVE INSURANCE ON ALL OF OUR VOLUNTEERS.**

6. Old Business

- a. **Please reserve December 10 for the Summerfield at Taft Hill Holiday Party at Pleasant Valley. There will be music for dancing after dinner.**
- b. The next court date for the fueling station appeal is a status hearing about the noise consultant for the defendant on November 9, 2023.
- c. You may have noticed truck activity at the Amazon warehouse recently. There are tractor trailers entering and leaving frequently. Our Town Manager informed us recently that there would be some tractor trailers parking at the site only; they have not installed the robotics in the facility yet, but plan to do so in 2024. We have been assured that the facility will remain a Sortation station and not a last mile facility. **PLEASE BE CAREFUL OF THESE TRUCKS BECAUSE THEY HAVE A LIMITED VIEW OF DOUGLAS STREET AS THEY EXIT THE AMAZON FACILITY.**
- d. Pine Ridge Estates at 354-358 Douglas Street (between Forest Glen and Douglas Street) was approved by the Zoning Board of Appeals and Conservation Commission for 40

single-family units they plan to build. They have proposed connecting the Uxbridge water system from Chamberlain Road to Douglas Street, making a loop between the two locations.

- e. The ground asphalt parking lot for the tattoo parlor at 446 Douglas Street (next to our West entrance) is nearing completion.
- f. Pat is trying to arrange a meeting with an irrigation consultant for the Trustees in November.
- g. Cultivate odors have been smelled again. If you smell the odor, please call the Hotline at 800-285-7232.
- h. Bill and Paul are attending a CAI conference and plan to attend a session on solar panel regulations this weekend and to discuss issues with vendors and other condo owners.

7. New Business

- a. The process for developing the 2024 Operating and Capital Budgets has begun and will continue throughout the month. The 2024 budget will be sent to unit owners by December 1, 2023.
- b. The Trustees voted to hire Becht Engineering to update our Capital Reserve Study that was last done in 2019. This will help us determine how much we need to put into Capital Reserves to pay for repairs and replacement of our major capital items (roadways, wells, etc.).
- c. **WE CONTINUE TO HAVE COMPLAINTS FROM UNIT OWNERS ABOUT DOG EXCREMENT IN LIMITED COMMON ELEMENTS AND COMMON ELEMENTS. PLEASE PICK UP AFTER YOUR PET AND IF YOU SEE VIOLATIONS, PLEASE TAKE A PICTURE AND REPORT IT TO THE TRUSTEES. THE TRUSTEES DISCUSSED SIGNIFICANTLY INCREASING THE FINE FOR FAILURE TO FOLLOW THIS RULE FOR PET OWNERS AND USING TRAIL CAMERAS TO CATCH VIOLATORS.**
- d. **REMINDER: THE UXBRIDGE TOWN MEETING IS ON TUESDAY, OCTOBER 24, 2023, AT VALLEY CHAPEL AT 7 PM. The warrant for the meeting is on the town website.**

8. **Resident Work Requests** – Two work requests were received and approved in the past month. Please remember to let the Trustees know when your project is complete.

9. **Date for Next Meeting** - The next BOT monthly meeting is scheduled for November 16, 2023, at 1:00 pm via ZOOM.

10. **Adjournment** - The Board voted unanimously to adjourn at 3:38 pm. Executive Session began at 3:39 pm and ended at 3:55 pm.

SALLY SUMMERFIELD SAYS: Please remember that our community speed limit is 20 mph. Encourage your guests to obey this limit also.