



at Taft Hill
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
August 25, 2022**

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

The Board of Trustees monthly meeting was called to order by Pat at 1:00 pm on August 25, 2022.

1. Open Forum for Resident Issues: None.

2. Review of BOT actions since March meeting:

- a. Approved putting the information about colors and conditions for installing stones in Limited Common Elements on the Summerfield at Taft Hill website. Stone color samples are no longer in the Mail Building.
- b. Approved contract with Nolin's Asphalt & Sealcoat Company to fill cracks in the streets and walkways and repair the sinkholes in the walkways near the Mail Building and gas valves. Studies show that this can extend the lifetime of our streets by 5-10 years.
- c. Thanks to Paul Balutis' persistence, we collected the cost of trimming and weeding the Limited Common Elements at 20 Nicki Way from the bank that owns the property.
- d. Met with a consultant about irrigation system analysis to provide information for a proposal to define the best way to improve our irrigation system to have green grass throughout the summer in the entire community.

3. Financial Report

- a. All financial reports as of July 2022 have been given to the BOT.
- b. Vendor invoices for July have been processed and paid in July and August 2022.
- c. Checking and Money Market accounts have been reconciled.
- d. After interest for July was recorded, our total Reserves are \$579,882.63.
- e. The Board reviewed and unanimously accepted the monthly financials.
- f. The next CD's coming up for renewal will be November 26 and December 22 this year.

4. Grounds Report

- a. The irrigation consultant is developing a proposal to evaluate our irrigation system and make recommendations on how we should proceed to have green grass throughout the

neighborhood during the summer. This was last done in 2013 and resulted in 2 new wells being drilled to supply enough water for irrigating the completed community.

Recommendations could include storage water tanks, hydrofracking current wells, drilling current wells deeper, drilling new wells, and/or new irrigation pipes, controls, and heads. This expense will be paid from our Capital Reserves.

- b. Our irrigation contractor was on-site on Thursday working on some parts of our current irrigation system that were not functioning properly because of electrical issues.
- c. Mowing has been entirely suspended some weeks because of the lack of rain and some weeks it only occurred on the West side of the community. We do not pay for weeks when there is no mowing.
- d. The street and sidewalk crack repair work is scheduled for October and Bill will get a copy of the contractor's insurance.
- e. You may see Grounds Committee members doing some maintenance work on the in-ground utility covers (irrigation and water) during the coming weeks.
- f. The Grounds Committee members will also be doing some repair work on the yellow bumpers in the Mail Building parking lot.
- g. Our tree contractor trimmed the trees along the West entrance, trees at the Mail Building, trees behind the units along 45-61 Taft Hill Lane, and other large trees that were touching or nearly touching units in the development.
- h. A treatment for voles was applied in areas where the voles were ravaging the plants.
- i. The Grounds Committee will be getting any quotes needed for the upcoming Budget discussions including a quote for the catch basins behind units on Andrews Drive and Nicki Way.

5. Beautification Committee

- a. R.E. H. Acres replaced 4 decorative trees as directed by the Beautification Committee on July 27-28. **IF ONE OF THESE TREES IS IN YOUR LIMITED COMMON ELEMENT, PLEASE WATER IT DURING THIS SUMMER.**

6. Old Business

- a. The final pre-trial conference of our appeal of the Uxbridge Planning Board and Zoning Board of Appeals' decisions is scheduled for September 15 at 2 pm in Worcester Superior Court.
- b. You may have noticed that construction on the rotaries on both sides of Route 146 is proceeding and is scheduled by MassDOT to be completed in October 2023.
- c. There has been no action at 358 Douglas Street (Pine Ridge Estates 40 single family units between Forest Glen and Douglas Street).
- d. Construction of the Amazon facility should be completed this fall and there is a rumor that Amazon will not actually use the building for a year or two. Amazon has notified Milford that they plan to close the Fulfillment Center there.
- e. Homes at 446 (adjacent to the West entrance) and 479 Douglas Street (driveway across from the West entrance) are for sale and it is interesting that they have not been purchased by the owner of 502 Douglas Street. Has our appeal of the fueling station slowed the interest in developing Douglas Street business?
- f. **Uxbridge Board of Selectmen and Town Manager are seeking volunteers to be on Uxbridge Planning Board. Please contact them if you want to volunteer.**

- g. Thanks to Rory St Pierre, Paul Balutis, and Pat Stephan for pursuing the odor issue with Cresco Labs. Several Town and State Boards/Commissions are now pursuing odor emission control measures with Cresco Labs because of their actions.
- e. On September 10, the Activities Committee will sponsor a Neighborhood Garage Sale from 9 am until 3 pm. If you have something to sell, please sign up in the Mail Building and deposit \$7 in the Green Box to help defray costs. Checks should be made out to Janet Amerault, but if you deposit cash, please put your name on the envelope with the money. Big Brothers Big Sisters will be asked to collect any unsold/unwanted furnishings and household goods (not furniture) after the sale. Pat Stephan is coordinating this with more information available soon.
- f. On October 15 (note date change from October 1) from noon until 3 pm, a cornhole tournament is planned so SAVE THE DATE! Watch the white board in the Mail Building for details and other activities later in the year.
- g. If you have ideas for a November event, please contact Janet Amerault, Marsha Bourgeois, or Cecile Gaigals.
- h. The Holiday Party is scheduled for December 11 at the Pleasant Valley Country Club with Happy Hour from 5-6 pm with dinner to follow. The cost will be approximately \$60/person.

7. New Business

- a. If you are concerned about noise from Forest Glen construction, please contact the police department or the Town Manager.
- b. Pat is exploring establishing connections with other condo associations near Uxbridge for benchmarking and possibly joint contracts.
- c. The annual discussion of voting procedures by Trustees in association matters was reviewed.
- d. The contract with Charter that gives them exclusive rights to the underground wires and equipment in our community expires in April 2023. Pat will contact them to see if they plan to renew it.

8. Resident Work Requests – Five 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 September 22 at 1:00 pm.

10. Adjournment - The Board voted unanimously to adjourn at 3:33 pm.

SALLY SUMMERFIELD SAYS: The summerfieldatthill.com website contains valuable information about the community so please visit it. New information has been added about the color, size, etc. of stone acceptable in the community.