



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 18, 2025**

Board members present: Bob Contursi, Marsha Bourgeois, Pat Simounet, Bill Freer and Jeanne Williams. Bill Freer is also the Grounds Committee Chair. Residents Bob Rochon, Will Moore and Cecile Gaigals also attended the meeting.

The Board of Trustees monthly meeting was called to order by Bob at 1:00 pm on December 18, 2025.

1. Open Forum for Residents: Will Moore inquired if the single-family home at the end of THL East could create an exit from their new garage onto THL East. They cannot as THL is a private road.

2. Review of BOT actions since the November 2025 meeting: None

3. Financial Report

- a. All financial reports as of November 2025 have been given to the BOT.
- b. Vendor invoices for November have been processed and paid in November and December 2025.
- c. Checking accounts have been reconciled. Checking account balance as of 12/18/25 is \$66,256.10.
- d. After interest for October was recorded, our total Reserves are \$617,135.79.
- e. Two late November CDs were renewed at the best available rate. The next CD renewal will be May 2026.
- f. The Board reviewed and unanimously accepted the monthly financials.
- g. The BOT voted to move \$22,762 from operating to capital reserves so that reserves are fully funded for the current year.

4. Grounds Report

- a. Camera 2 was installed on THL West to capture the entrance guardrail that has been damaged multiple times. Overall truck activity has been drastically reduced.
- b. The first plowable snow fell on Sunday December 14th. The amount recorded was under 2". Our roads were plowed and selected areas treated. Driveways/sidewalks were not plowed/shoveled being under 2 inches.

- c. A gas smell at the sidewalk of lower Andrews and Taft Hill Lane was detected and twice reported to Eversource. Both times Eversource sent out a technician who evaluated the leak and determined there is a minor leak from a shutoff valve at that location. It is within an acceptable range and it will be addressed in the coming months.
- d. Detention pond No 3 cleaning was performed. The cleaning cost came in under budget.
- e. **Trash- Grounds reached out to Pratt Trucking regarding the end of service and pickup of their trash/recycling containers. Pratt's last scheduled pickup for both trash and recycling will be December 30th. Pratt has asked that the bins remain at the end of driveways after the bins have been emptied. Pratt will come around later on the 30th to pick up all the bins. If you intend to be away at that time, please make arrangements to have your bins available at the end of the driveway, even if they are empty. Pratt will charge a homeowner for the cost of the containers if they are unable to retrieve them.**

5. Old Business

- a. Order of Conditions – The Uxbridge Conservation Commission has accepted the order of conditions. Please see the third page below.
- b. An invoice was sent to Forest Glen to cover the cost of shared expenses.
- c. Effective January 1, 2026, Rule 7B is being updated to reflect the new time frame to place trash/recycling containers out for pickup.

6. New Business

- a. The BOT interviewed two candidates to fill the vacancy on the Board effective 1/1/26 until our Annual Meeting in April 2026. The board met with two candidates who offered to fill that role and thanks both candidates for their interest in serving the Summerfield community. The Board selected resident Bob Rochon to fill that temporary appointment.
- b. The bookkeeper's contract will be renewed for another year. The board is still looking for a backup bookkeeper.
- c. The Grounds Committee Chair's contract will be renewed.
- d. The Work Comp policy audit has been reviewed by the insurance company, resulting in a slight refund of premium.
- e. The BOT voted to continue the membership in CAI.
- f. Resident forms were sent to all owners and these must be returned by January 31, 2026

7. Resident Issues

- a. Resident comments/questions - none
- b. 1 Work request was received and approved by the BOT.
- c. Sally Summerfield – Happy Holidays!

8. Date of next BOT Meeting: January 21, 2026 at 1:00 pm at 49 Summerfield Drive.

9. The BOT went into Executive Session at 2:35 pm.

10. The BOT adjourned at 3:00 pm.



Town of Uxbridge
Conservation Commission
21 South Main Street
Uxbridge, MA 01569



Conservation Commission Meeting Minutes – December 2, 2025

Present: Chairman Russ Holden, Jim Hogan, Paul Balutis, Steve Croteau, Agent Jeff Shaw

CALL TO ORDER:

It being approximately 6:30 pm, the meeting being properly posted, duly called, and a quorum being present, the meeting was called to order by Chair Holden followed by the pledge of allegiance.

CERTIFICATE OF COMPLIANCE

REC'D UXB TOWN CLERK
2025 DEC 17 PM 5:10

1. DEP File #312-751 Summerfield at Taft Condominiums

Bob Contursi, president of Summerfield Taft Condo Association, and Bill Freer, trustee and grounds committee chair, presented their case for a certificate of compliance. Mr. Contursi explained that the outstanding order of compliance came to light in April 2025 when a resident was selling their home and the mortgage company initially declined the loan due to the outstanding certificate. The original certificate dated back to March 9, 2007, and was extended until March 2014.

Mr. Contursi noted that despite numerous property transactions over the years in their 130-unit community, this issue had never surfaced before. They hired Diprete engineers to investigate the situation. The engineers identified condition #36 as an ongoing condition and condition #38 related to wetland replication that warranted attention.

Jeff Shaw, Conservation Agent, described his site visit with the applicants, reporting that the replication area was fully vegetated and had grown in well. He noted that while the specific plantings couldn't be verified, the area was functioning properly as wetland habitat and blended with the surrounding wetland complex.

Chair Russ Holden and the Commission discussed the reasonable approach given the age of the project and current site conditions. They determined that issuing a certificate of compliance was appropriate based on the agent's inspection, with a note to both the owner and the commission to visit the replication area during the growing season to verify its status as a functioning wetland.

- **Motion: Jim Hogan moved to issue a certificate of compliance for DEP File 312-751 Summerfield at Taft Condominiums. Seconded by Steve Croteau. The motion passed unanimously.**