



at Taft Hill  
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust  
Board of Trustees (BOT)  
Minutes of Meeting (MoMs)  
May 18, 2021**

Board members on the videoconference: Paul Balutis, Marsha Bourgeois, Randy Fields, Bob Howard, and Pat Stephan. Vicki Small, Chair of the Beautification Committee, was present. Residents Greg L’Hommedieu and Michelle Tebo were also on the videoconference.

The Board of Trustees monthly meeting was called to order by Pat at 1:30 pm on May 18, 2021.

**1. Open Forum for Resident Issues: None**

**2. Review of BOT Actions since March meeting:**

- a. **THANK YOU to the many Residents who attended the Uxbridge Annual Spring Town Meeting to vote to pass our rezoning petition. The vote was 79 to 20 to pass the motion by 2/3 majority.**

**3. Financial Report**

- a. All financial reports as of April 2021 have been given to the BOT.
- b. Vendor invoices for April have been processed and paid in April and May.
- c. Checking and Money Market accounts have been reconciled.
- d. After all interest for April has been recorded, our total Reserves are \$564,741.34.
- e. The Board reviewed and unanimously accepted the monthly financials.
- f. Pat will investigate the reason for the higher than expected trash expenses.
- g. Approximately \$2,500 has been spent on attorney fees to oppose the gas station project in April.
- h. ACTION: Paul is updating the Worker’s Compensation Insurance Policy.
- i. ACTION: Paul will place the Insurance Policies on the Google Drive by year.

**4. Grounds Report**

- a. The irrigation system is being started this week with the East side started on Monday and the West side scheduled for Wednesday.
- b. Our snow removal contractor should be repairing the 3 remaining damages (trim at 58 THL, reposition boulder moved by snowplow, and cement parking bumper at Mail Building) in the next week.

- c. The Grounds Committee plans to inspect trees during the next week to identify any that might be a threat to the neighborhood. We will then have them evaluated by an arborist for the final determination. **If you have concerns about any trees, please notify Bill Freer.**
- d. The Grounds Budget includes money for trimming the decorative trees as needed and the timing for that will be determined by our tree contractor for the health of the trees. Pat and Paul requested that the trees be shaped when they are trimmed.
- e. Carlino quoted on installing arborvitaes around the well fence at the top of Taft Hill Lane to help mitigate the staining of the fence by the sprinkler water. This will be included in next year's budget (5-0 vote).
- f. Erosion is occurring behind 41 and 43 Andrews Drive and near 113 Taft Hill Lane and the Grounds Committee is working on proposals for correction.
- g. ACTION: The Grounds Committee will submit proposals for improving the areas at the corner of Andrews Drive and Taft Hill Lane (near 113 THL) and between 28 and 38 Andrews Drive.
- h. **ALL RESIDENTS ARE REMINDED THAT ANY LANDSCAPING WORK (OR OTHER WORK ON THE OUTSIDE OF THE UNIT) REQUIRES A WORK REQUEST APPROVED BY THE TRUSTEES. THESE REQUESTS CAN BE SUBMITTED TO THE [summerfieldbot@gmail.com](mailto:summerfieldbot@gmail.com) ACCOUNT OR IN THE GREEN BOX IN THE MAIL BUILDING.**

#### 5. Beautification Committee

- a. Vicki Small reported that the Beautification Committee had lunch to celebrate last year's work (delayed by Covid) and started weeding around the Mail Building last week. If you would like to join the Beautification Committee, please contact Vicki (they have a GREAT time).
- b. Decorative trees at 66 THL, 82 THL, and 32 NW were identified as needing replacement this year. The following decorative trees were placed on the "watch" list: 30 SD, 52 THL, 50 SD, 135 THL, and the cherry tree at the Mail Building. If replacements are required, Vicki will propose a selection of 3-4 options.
- c. The wall along Taft Hill West at 52 SD will be addressed this year also.

#### 6. Strategic Planning Committee

- a. The Strategic Planning Committee met on May 17 to review and modify the Becht Deficiency Report (meeting minutes attached).
- b. After studying the GIS maps on the Uxbridge website, the committee decided that repaving of roadways can be postponed for a few years and they will be reviewed annually for changes.
- c. The Trustees approved (4-1) a not to exceed limit of \$5,000 from Reserves to fill cracks in the sidewalk, roadway, and around the gas valves in the sidewalk. Pat indicated that Eversource may assist with work around the gas valves, so Bob will contact them about any assistance they might provide.

#### 7. **REMINDER: THE TOWN ELECTION IS MAY 25 AT MCCLOSKEY SCHOOL FROM 7 AM UNTIL 7 PM.**

#### 8. Old Business

- a. Our attorney continues pursuit of the appeal of the gas station approvals by the Planning Board and Zoning Board of Appeals. According to the Court docket (online), depositions from the Trustees and defendants are to be completed by September and a Judgment is expected by November 2022. **Please understand that our attorney has advised us to keep our strategy confidential because it is a legal proceeding.**
- b. Work at 515 Douglas Street on the Amazon Sortation station has begun with work on the entrance underway. Campanelli donated 2.5 acres across Route 146 from the Amazon site to the Town. This property was separated from the main property when Route 146 was built.
- c. Campanelli has presented plans for another new warehouse and truck parking lot within the Campanelli Business Park on the West side of Route 146. There is little opposition to this development, but it will add more trucks to the Douglas Street/Route 146 interchange.
- d. The owner of the Shell gas station on the West side of Route 146 on Lackey Dam Road is before the Uxbridge Planning Board requesting approval of total destruction of the current station and expansion to include diesel pumps, a much larger drive-through donut shop/sandwich shop and expanded gasoline dispensers.
- e. Surveying along Douglas Street continues as plans for the sidewalk from where it ends in Uxbridge to the Route 146 North entrance ramp are developed. Campanelli contributed funds to the Town for this work.
- f. **THANK YOU FOR WEARING A FACE MASK WHEN ENTERING THE MAIL BUILDING! PLEASE DO NOT ENTER WHEN ANYONE ELSE (ESPECIALLY THE MAIL PERSON) IS IN THE BUILDING, AS WE ARE REQUESTING SOCIAL DISTANCING. EFFECTIVE MAY 29, 2021, THE GOVERNOR WILL ALLOW US TO NO LONGER WEAR A MASK, IF YOU ARE FULLY VACCINATED.**
- g. **If you are home-bound and have not been vaccinated, you can contact the Uxbridge Board of Health and they will deliver the vaccine to you.**
- h. At the Conservation Commission insistence O’Hearne had Andrews Engineering do some major work on both sides of the culvert to improve the situation around the culvert on Spring Hill Drive and it appears that the stream is flowing through the correct pathway in the culvert. The equipment that did the work damaged the stream banks and created sediment in the stream bed and that situation will also be addressed by the Conservation Commission. Some of the catch basins on Spring Hill Drive are completely filled with silt causing water to flow down Spring Hill Drive and onto Taft Hill Lane East. Forest Glen has been asked to clean these basins, but this is outside of the purview of the Conservation Commission. Spring Hill Lane has sinkholes that are allowing water to leak into the culvert.

## 9. New Business

- a. The Planning Board reviewed plans for a new development of 18 single family homes located at 354-358 Douglas Street. It abuts our property at only one point but is adjacent to the homes on Dew Lane and Forest Glen. The only concern appears to be about 2 streams that flow through our property and will flow under the culvert for the new road entering the new development. Paul requested that we get notification before any blasting occurs during the development.
- b. Pat and Bill will place all contracts (Grounds Chairman, Bookkeeper, and contractors) on the Google Drive.
- c. Savers Bank does not have the capability for electronic banking for our development.
- d. **If you would like to help maintain our community website, please contact the trustees.**

- 10. Resident Work Requests** – Eight work requests were received and seven approved in the past month. One is in process.
- 11. Date for Next Meeting** - The next BOT monthly meeting (videoconference) is scheduled for June 17 at 1 pm. Information about how to join the videoconference will be sent just prior to the meeting.
- 12. Adjournment** - The Board voted unanimously to adjourn at 3:09 pm. The Executive session started at 3:10 pm and ended at 3:34 pm.



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### **STRATEGIC PLANNING COMMITTEE MEETING MINUTES**

Members present: Bob Howard, Pat Stephan, Bill Freer, Randy Fields  
Bob called the videoconference to order at 1:00 pm on May 17, 2021.

1. Bill Freer sent the members of the committee a copy of the contacts for each contractor working at SATH in 2021 for emergency contacts.
2. Attached is an updated Becht deficiency list with changes made at the meeting. Below is a summary:
  - a. Fix leaks in the well water system as needed and delete “dissimilar metal pipe connections” item.
  - b. Get a quote to repair cracks in sidewalk (item 1), the sinkholes around the gas controls (item 3), and cracks in the roadways from Nolan with a not to exceed cost of \$5,000 from Reserves.
  - c. The sidewalk in front of the Mail Building parking lot (behind the bollards) will not be repaired until impact of the landscaping work that Bill Freer and Tony Lombardo is evaluated.
  - d. Bill Freer will discuss item 2 with Brentwood on Wednesday while they are starting up the sprinklers.
  - e. Bob Howard will contact the Uxbridge Public Safety Committee about requirements for fencing to prevent falls.
3. The GIS maps on the Uxbridge website (Statewide Local Aerial maps) show the time-lapse aerial photos of the construction of the roads in SATH. Based on these maps, the decision was

made to postpone any paving for a few years. This decision will be evaluated annually by the Strategic Planning Committee.

The meeting ended at 2:07 pm.