



at Taft Hill
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
September 22, 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. Michelle Tebo, Cecile Gaigals, and Pat Simounet also attended.

The Board of Trustees monthly meeting was called to order by Pat at 1:01 pm on September 22, 2022.

- 1. Open Forum for Resident Issues: None.**
- 2. Discussion with representatives of Olde Canal Village Condominium**
 - a. Participating from Olde Canal Condominium were Trustees Jim Langin (Chair), Mike Legendre, and Jim Hayden.
 - b. Waste Management services Olde Canal and they are having the same issues we have. The problems began with Covid and continue with staffing issues. A driver told them that Republic and Harvey have increased wages and are giving better service at a higher price. (We will be sending out a survey to see if residents here are willing to pay higher condo fees for the prospect of better service.) Olde Canal is paying more per unit than we are for Waste Management service.
 - c. The Condo Trust is responsible for the roof, siding, and decks for their 16 buildings of 6 units each. Phase 1 of the 72 units was completed in 2000 and Phase 2 was completed in 2002. They are replacing leaking roofs, rotting decks (with Trex), and breaking water mains.
 - d. They have the detention pond cleaned and the fire hydrants tested annually.
 - e. They do not remember when they had the catch basins cleaned.
 - f. A Trustee keeps their books which are reviewed twice annually by an outside accountant.
 - g. They would be interested in cooperating with other Condo Associations in improving purchasing power.
 - h. They are interested in at least annual meetings with other Condo Trustees.
- 3. Review of BOT actions since March meeting:**
 - a. Only trash, but lots of it.

4. Financial Report

- a. All financial reports as of August 2022 have been given to the BOT.
- b. Vendor invoices for August have been processed and paid in August and September 2022.
- c. Checking and Money Market accounts have been reconciled.
- d. After interest for August was recorded, our total Reserves are \$580,017.13.
- 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.
- g. Bill will contact Marsha and Paul within the next 2 weeks to set up the initial budget discussion for 2023.

5. Grounds Report

- a. We are awaiting a proposal from an irrigation consultant to evaluate our irrigation system and make recommendations on how we might 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. This expense will be paid from our Capital Reserves.
- b. Our irrigation contractor repaired some electrical issues on parts of our current irrigation system on Summerfield Drive.
- c. The irrigation system is scheduled for shutdown in early October.
- d. Nolin will be doing street and sidewalk crack repair work in October. This should prolong the lifetime of our streets and sidewalks.
- e. Bill obtained a quote from E. L. Harvey for garbage/recycle collection, and it would add \$8.61/month to our fees to change to them. They would supply 2 large containers that residents would be required to store in their garages.
- f. Mowing was suspended entirely for one week and only the West side was mowed one week because of the lack of rain. We do not pay for weeks when there is no mowing.
- g. Carlino applied a treatment for voles twice in different areas where the voles were ravaging the plants. He will provide another treatment at the Fall clean-up.
- h. THANK YOU TO Tony Lombardo, Paul Cnossen and Bob Rochon for doing some maintenance work on the in-ground utility covers (irrigation and water).

6. Beautification Committee

- a. THANK YOU to the Beautification Committee for their work at the East entrance, Mail Building, and on Summerfield Drive. WHEN YOU SEE THEM, TELL THEM HOW BEAUTIFUL THE COMMON ELEMENTS LOOK!

7. Old Business

- a. On September 10, the Activities Committee sponsored a Neighborhood Garage Sale from 9 am until 3 pm and Big Brothers Big Sisters collected unsold/unwanted furnishings and household goods after the sale. THANK YOU to Jim Ahearn and Bob Couture for their help with the signs.
- b. 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.
- c. If you have ideas for a November event, please contact Janet Amerault, Marsha Bourgeois, or Cecile Gaigals.

- d. 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.
- e. The final pre-trial conference of our appeal of the Uxbridge Planning Board and Zoning Board of Appeals' decisions was rescheduled for October 18 at 2 pm in Worcester Superior Court.
- f. Please be careful as you traverse the rotaries on both sides of Route 146 which are scheduled by MassDOT to be completed in October 2023.
- g. Construction of the Amazon facility appears to be completed but there are conflicting rumors as to whether or not Amazon will actually use the building for a year or two.
- h. 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?
- i. **Uxbridge Board of Selectmen and Town Manager are seeking volunteers to be on Uxbridge Planning Board. Please contact them if you want to volunteer.**
- j. Thanks to Rory St Pierre for pursuing the odor issue with Cresco Labs. Several Town and State Boards/Commissions are now pursuing odor emission control measures with Cresco Labs who has promised to resolve the matter by the end of the month.
- k. Covid bivalent booster vaccinations will be available in two clinics to be held at the Uxbridge Senior Center on October 13 and 17. Flu vaccinations will also be available on October 17. Use this link to make a reservation - <https://home.color.com/vaccine/register/southernworcester>
- l. Paul and Bill are planning to attend a CAINE conference for Condo Trustees on October 1, 2022.

8. New Business

- a. The Strategic Planning Committee is scheduled to meet on September 28 to provide input to the 2023 Budget.
- b. The Trustees voted to stay with Waste Management until they breach the contract after which the Trustees will consider alternatives. Residents will receive a survey in the near future to determine if we would be willing to pay more for trash/recycling services.
- c. The next Town Meeting is on October 25. Please mark your calendar. Next week at 6 pm on Tuesday, Wednesday, and Thursday evenings, the Selectmen and Finance Committee will be discussing the warrant items.

9. 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.

10. Date for Next Meeting - The next BOT monthly meeting is scheduled for October 21 at 1:00 pm.

11. Adjournment - The Board voted unanimously to adjourn at 3:15 pm.

SALLY SUMMERFIELD SAYS: Did you know that the new water meters that were required to be installed in the recent past can be very helpful in helping to control our Uxbridge water bills? A minimum water bill amount in our residences for one or two people is in the range of

\$150 per quarter, but some individuals are paying twice that amount. An important approach in minimizing water consumption is to control leaks from toilets, sinks and showers. The web link below will show you how you can do a simple test with the help of the water meter to determine if you have water leaks. Since rubber and other sealing materials degrade over time, it is a good idea to be proactive and replace the O-rings in toilets and faucets.

<https://www.youtube.com/watch?v=Vwo-s4-nRKE>