



at Taft Hill  
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust  
Board of Trustees (BOT)  
Minutes of Meeting (MoMs)  
July 20, 2021**

Board members present: Paul Balutis, Marsha Bourgeois, Randy Fields, Bob Howard, and Pat Stephan. Bill Freer, Chair of the Grounds Committee, and Vicki Small, Chair of the Beautification Committee, were present. Residents Denise Rogan and Bob Contursi were also present at 49 Summerfield Drive for the in-person meeting.

The Board of Trustees monthly meeting was called to order by Pat at 1:00 pm on July 20, 2021.

**1. Open Forum for Resident Issues:**

Denise had a question about tree limbs broken by the storm, but still in the tree near the rear of her Unit and suggested a sign for the West entrance similar to Juniper Hills.

Bob was interested in an update on the gas station (see below).

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

- a. Approved a 3-year contract with Waste Management after Bill Freer solicited competitive bids from other waste management companies.
- b. Approved Request for Proposal for 3-year contract for Winter Maintenance.
- c. Approved 2021 update of Resident's Guide.
- d. Approved contracts for Grounds Chair and Bookkeeper.

**3. Financial Report**

- a. All financial reports as of June 2021 have been given to the BOT.
- b. Vendor invoices for June have been processed and paid in June and July.
- c. Checking and Money Market accounts have been reconciled.
- d. After all interest for June has been recorded, our total Reserves are \$565,228.15.
- e. The Board reviewed and unanimously accepted the monthly financials.
- f. A CD was renewed on July 5 and the next one will come due for renewal on July 25. Marsha will get the best available rate.
- g. Approximately \$925 has been spent on attorney fees to oppose the gas station project in June. A Trustee update is being prepared to provide more information about the total expenditures for the appeal.

- h. A draft of a Financial Policy detailing how bills are received and handled was presented by Paul for review by the Trustees. Comments will be sent to Paul.

#### 4. Grounds Report

- a. THANK YOU TO BETH ZERSKY for trimming the bushes at the West Entrance to Taft Hill Lane and along the walkway. This improved the view of traffic coming both ways and made the exit from our street safer!
- b. Because of the HUGE amount of rainfall, the irrigation system has been off since July 7. This should save us money on electricity and wear and tear on the well pumps. THANKS BILL!
- c. Our snow removal contractor has repaired all damages from the snow plowing.
- d. The Grounds Committee met with the arborist to review trees that need pruning or removal, and a quote is expected shortly. A price for trimming the decorative trees is also expected soon.
- e. The pine trees along Andrews Drive will be trimmed during late fall.
- f. **Please be aware that although we want COVID-19 to be over, it is not. Our contractors are being negatively affected because of COVID-19. Many have had difficulty hiring the number of employees needed and especially those with experience. We have seen some effects of this in the services that we are receiving. THANK YOU for your patience during this difficult time.**
- g. 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.
- h. The Grounds Committee is reviewing 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.
- i. You may have noticed sticks in a circle at some lawn locations. These mark rabbit nests and are there to prevent the mowers from damaging them until the young rabbits leave the nest.
- j. **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.**
- k. ACTION: Bill will collect contracts from all Grounds Committee vendors and Randy will put them on the BOT Google Drive.

#### 5. Beautification Committee

- a. Vicki Small reported that the Beautification Committee has started weeding around the community. 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 will be replaced this year at a cost of \$1900. Several other decorative trees at 30 SD, 52 THL, 50 SD, 135 THL, and the plum tree at the Mail Building are being monitored for next year. If replacements are required, Vicki will propose a selection of 3-4 options.
- c. ACTION: Paul will contact the bank about paying for trimming and pruning bushes around 20 Nicki Way within the next week. If the bank will not pay, the Beautification Committee will do the work.

- d. **RESIDENTS ARE REMINDED THAT THEY ARE RESPONSIBLE FOR WEEDING AND TRIMMING THEIR LIMITED COMMON ELEMENT AND WEEDING AROUND THEIR DECORATIVE TREE (IF YOU HAVE A QUESTIONS ABOUT YOUR LIMITED COMMON ELEMENT, YOU CAN CHECK THE PLOT PLAN FOR YOUR PROPERTY ON OUR WEBSITE). IF YOU PLAN TO REMOVE OR REPLACE PLANTS OR MODIFY THE LANDSCAPING, YOU MUST SUBMIT A WORK REQUEST.**

## 6. Old Business

- a. Our attorney continues pursuit of the appeal of the gas station approvals by the Planning Board and Zoning Board of Appeals. **Please understand that our attorney has advised us to keep our strategy confidential because it is a legal proceeding.** The bill that we received in June was for requesting documents from the Planning Board and addressing the subpoenas received by some Residents. If you wish to monitor the court case, go to the Worcester Superior Court website and enter the name of one of the Trustees into the dialog boxes. You will need to prove that you are not a robot by identifying the stoplights or specified items to gain entry. There are appeals for the Planning Board and Zoning Board of Appeals there.
- b. Work has begun at the top of the hill where the warehouse will stand at 515 Douglas Street for the Amazon Sortation station. Please remember that there will be a 60-foot wall on this side of the warehouse and a 30-foot wall on the other side to make the space level.
- c. The destruction of the Shell gas station on the West side of Route 146 on Lackey Dam Road has been approved by the Planning Board for expansion to include diesel pumps, a much larger drive-through donut shop/sandwich shop and expanded gasoline dispensers.
- d. The Trustees have been following a proposal to build a large warehouse in the northeast corner of Lackey Dam Road and Route 146 on Land that is in the three towns of Sutton, Douglas and Uxbridge. This will be a 60-foot-tall building and is expected to have truck traffic that will have some effect on traffic flow at the intersection of Routes 16 and 146. We have expressed our concerns to the Regional Planning Commission that is coordinating the project among the three towns.
- e. Andrews Engineering did some major work on both sides of Spring Hill Drive to improve the situation around the culvert, but the water is currently flowing behind the culvert walls and pouring through all the joints in the culvert sections. This will eventually undercut the roadway and the Conservation Commission has referred the issue to the Planning Board. Water continues to flow down Spring Hill Drive and onto Taft Hill Lane East carrying mud and silt into our catch basins. Forest Glen has been asked to clean these basins, but this is outside of the purview of the Conservation Commission. We are interested in this issue because we own the land under and around the culvert.
- f. The plan for the 18 new homesites proposed for 354-358 Douglas Street has been continued by the Conservation Commission.
- g. **Summerfield at Taft Hill community is VA approved for loans if you are qualified to apply.**

## 7. New Business

- a. Paul Balutis has joined the Conservation Commission. THANK YOU, PAUL!

- b. There seems to be some confusion about Common Element and Limited Common Element, especially among new buyers. ACTION: Randy will draft a letter to try to clarify the situation and Marsha will deliver the letter when she visits new arrivals.
- c. The next Uxbridge Town Meeting is scheduled for October 26, and we will need to have as many Residents as possible attend. There will be several items on the agenda including changes to the Town Charter creating a Public Works Commission to deal with the water and sewer rates and roads. We are also working with some neighbors along Douglas Street on a petition to change the zoning for their properties from Business to Residential. Please mark your calendars!

**8. IF YOU WOULD LIKE TO HELP MAINTAIN OUR COMMUNITY WEBSITE, PLEASE CONTACT THE TRUSTEES.**

- 9. Resident Work Requests** – Ten work requests were received and seven were approved and two denied in the past month. The other one is in process.
- 10. Date for Next Meeting** - The next BOT monthly meeting is scheduled for August 18 at 1 pm at 49 Summerfield Drive.
- 11. Adjournment** - The Board voted unanimously to adjourn at 2:47 pm. The Executive session started at 2:49 pm and ended at 3:01 pm.