



At Taft Hill

1 Summerfield Drive, Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
November 19, 2025**

Board members present: Bob Contursi, Marsha Bourgeois, Pat Simounet, Bill Freer. Jeanne Williams was absent. Bill Freer is also the Grounds Committee Chair.

The Board of Trustees monthly meeting was called to order by Bob at 1:00 pm on November 19, 2025.

1. Open Forum for Residents: None

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

3. Financial Report

- a. All financial reports as of October 2025 have been given to the BOT.
- b. Vendor invoices for October have been processed and paid in October and November 2025.
- c. Checking accounts have been reconciled. Checking account balance as of 11/19/25 is \$68,091.
- d. After interest for October was recorded, our total Reserves are \$612,073.04.
- e. The early November CD was renewed at the best available rate. Two more CD's will renew near the end of November.
- f. The Board reviewed and unanimously accepted the monthly financials.

4. Grounds Report

- a. Cleaning of Detention Basin No 3 (located on the east side under National Grid high tension lines) was completed by our contractor JR Dowding. Last week we had our final "winter" fertilization application.
- b. Our Fall Final Cleanup is currently underway and should be completed the end of this week.
- c. Grounds installed "snow" markers in front of the yellow bumpers at the mailroom to help both residents and our snow plow contractor avoid hitting the bumpers when we receive a substantial amount of snow.

- d. Over 30 residents signed up for gutter cleaning by our landscaping contractor JR Dowding at a very reasonable cost. JR and crew spent Monday and Tuesday on site cleaning gutters prior to performing their year-end fall final cleanup.
- e. Irrigation has been shut down for the season.

5. Old Business

- a. Order of Conditions – We anticipate the outstanding Order of Conditions to be accepted by the Uxbridge Conservation Commission at their next tentative meeting date of December 2, 2025.
- b. West side entrance – Replacement of the damaged guardrail post and a post for the 2nd camera (along with the camera) should be installed early next week.

6. New Business

- a. **Effective January 1, 2026, there will be an open Board of Trustee Position. The position will run until the Annual meeting in April. If you are interested in the position, please contact the BOT by email.**
- b. A new post and street sign will be installed on the East side, after the existing sign was knocked down.
- c. Effective January 1, 2026 Rule 7B, regarding placement of trash/recycling bins outside for pickup, is being updated and when completed all residents will be notified of the change.
- d. By-law 21, Right of Access, was discussed in regards to Trustees being able to access units in case of emergency. No changes need to be made to the by-laws.
- e. **The Activities Committee needs help and is looking for another member or two to join the committee. If you are interested, please send an email to the BOT and it will be forwarded to the current activities members.**
- f. **For safety reasons, please utilize sidewalks, to the extent you can, rather than the street, when walking around the neighborhood.**

7. Resident Issues

- a. Resident comments/questions - none
- b. 3 Work requests were received, and all 3 were approved.
- c. Sally Summerfield – It's time to turn off your outside water faucets. Turn the water off at the inside shut-off, then turn on the outside spigot to drain any water and turn it off for the winter. One may purchase a spigot cover at retailers if they so desire.

8. Date of next BOT Meeting: December 18, 2025 at 1:00 pm at 49 Summerfield Drive.

9. The BOT adjourned at 3:23 pm.