



at Taft Hill
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
April 13, 2023**

Board members present via Zoom: Paul Balutis, Marsha Bourgeois, Randy Fields, Bill Freer, and Pat Stephan. Bill Freer is the Grounds Committee Chair and Vicki Small is the Beautification Committee Chair. Bob Contursi, Beth Zersky, Pat Simounet, Rory St. Pierre, Jack Crawford, Michelle Tebo and Cecile Gaigals were also present.

The Board of Trustees monthly meeting was called to order by Pat at 1:00 pm on April 13, 2023.

1. Open Forum for Resident Issues: None.

2. Review of BOT actions since March meeting:

- a. Our attorney reviewed the changes to the Master Deed, Declaration of Trust, Bylaws, and Rules and made some additions regarding electronic voting by Unit Owners and legal terms. These documents will be presented at the Annual Meeting on Saturday, April 15, 2023, for a vote by Unit Owners.
- b. Meetings were held with our irrigation and well contractors to review the irrigation consultant's report.
- c. Our review of the data from the irrigation consultant's work was sent to the consultant asking him to provide a more complete data package and report.
- d. Pat arranged for State Representatives Joseph McKenna and Michael Soter to attend our Trustee meeting to discuss the odors from Cresco (formerly Cultivate) and the status of the legislation to modify the single parcel solar connection limit (explained in more detail below in Old Business).

3. Financial Report

- a. All financial reports as of March 2023 have been given to the BOT.
- b. Vendor invoices for March have been processed and paid in March and April.
- c. Checking and Money Market accounts have been reconciled.
- d. After interest for February was recorded, our total Reserves are \$565,742.10.
- e. The Board reviewed and unanimously accepted the monthly financials.
- f. The next CD's renewal dates are October 2023 and April 2024.

4. State Representatives Joe McKenna and Michael Soter joined us from 1:10 pm until 1:43 pm with information about the odors emanating from Cresco (formerly Cultivate). They had toured the facility in the past 2 years and found no odors in any of the operations. Representative Soter is a member of the Cannabis Policy Committee. Rory St. Pierre reviewed the work that he and members of the Town leadership have taken to have Cresco install mitigation equipment and procedures. **WE OWE RORY A BIG THANK YOU FOR HIS EFFORTS TO CONTROL THE ODOR!** The Representatives stated that the Community Host Agreement between the Town and Cresco is the implement to force Cresco to comply. The agreement states that there must be no objectionable odors from the Cresco operation. Mr. Steve Sette, the Uxbridge Town Manager, is actively pursuing the elimination of the odors and the Representatives will not interfere with his work. **YOU CAN HELP BY CALLING THE HOTLINE (800-285-7232) TO REPORT ANY TIME THAT YOU SMELL THE SKUNK-LIKE ODOR FROM CRESCO!**

The Representatives explained that legislation was passed last year to allow more than one solar connection per land plot, but it needs to have the regulations created to allow this legislation to be implemented. The Department of Public Utilities (DPU) has responsibility for the creation of the regulations and our Representative McKenna has contacted them on our behalf (after Pat sent him a note). The DPU sent a note to the Trustees saying they are working on the issue. The Representatives think it will be late this year before the regulations are completed. Representative McKenna was not familiar with the fueling station situation but said he would investigate it.

5. Grounds Report

- a. The East side well on Andrews Drive has a bad pump that will require replacement.
- b. Start-up of the irrigation system is expected to occur by mid-May.
- c. The Trustees voted to have the flow/replenishment rate measured for well 3, and if it is below 10 gpm, the well will be hydrofracked to try to increase the flow rate.
- d. Because of the small amount of snow that has fallen this snow season, we received a 10% rebate on the season's contract price (~\$6400). We had 12-14 inches of snow and the lower limit in the contract is 30 inches.
- e. The Grounds Committee did a damage assessment review of the community and will send it to our snow removal contractor for repairs that should occur by early May.
- f. The majority of the 75 vole traps placed by the Grounds Committee throughout the community are still seeing activity. The traps are being monitored and re-baited by the Grounds Committee members. If you see vole trails, please notify Bill Freer.
- g. The damaged wooden guard rail at the West entrance to Taft Hill Lane was repaired and the person who hit it with a car paid for the repairs.
- h. Jack Crawford volunteered to remove the briars along the embankment between the East and West sides of Taft Hill Lane (bridge area). Others can help Jack but will need to sign a Volunteer Agreement or have one on file with the Secretary.
- i. The back room in the Mail Building has become cluttered and plans were made to organize it.

6. Beautification Committee

- a. Vicki reported that there are currently no plans to replace any trees this year.

- b. Vicki plans to use some of the Beautification budget to add mulch to some of the Common Elements. Randy volunteered to help.

7. Old Business

- a. Plans for the Annual Meeting were reviewed in detail.
- b. The Final Pre-Trial Hearing for the fueling station appeal was scheduled for March 16 at 2 pm in Worcester Superior Court, but the attorneys for the Uxbridge Boards and Mr. Yatim did not appear. Our attorney filed the submission of the sound study with the court. The trial is scheduled to begin on August 16 at 9 am in the same Courtroom 20.
- c. With the downsizing occurring at Amazon, the future of the sortation station at 515 Douglas Street remains uncertain. Amazon is closing warehouses and may never open the one on Douglas Street.
- d. The Pine Ridge Estates at 354-358 Douglas Street (between Forest Glen and Douglas Street) continues before the Zoning Board of Appeals and will also need to come before the Conservation Commission about the 40 single-family units they plan to build. They have proposed connecting to the Uxbridge water system at Chamberlain Road and Douglas Street making a loop between the two locations.
- e. Pat will contact the irrigation consultant about his final report.
- f. Massachusetts law currently allows only one solar connection to the electrical grid for each property parcel. This means that our 63.04 acres can have only one solar connection. Pat has identified the form required for requesting an exception to this law and has been told that it will require 6 months to a year for review. After the review, we may or may not get approval. Pat has also contacted our representative about a law that is in the Massachusetts legislature to revise this law and was told that it may take until January 2024 to pass. To date, four residents have submitted work requests to install solar panels on their roofs and the Trustees are continuing to pursue a path to allow this to happen. To prepare for the law change cited above, changes to our governing documents will be proposed at the Annual Meeting.
- g. New England Power Company did some maintenance work at the high-tension wire towers on our property.

8. New Business

- a. Pat suggested contacting our neighbors along Douglas Street about supporting our appeal, but after discussion it was not pursued.
- b. The Trustees have received complaints that pet walkers are bagging the waste from their pets but are leaving the bags along the streets and walkways. Some unit owners have also complained that pet waste is being left in their Limited Common Elements. Methods of identifying the culprits were discussed, including putting cameras up. Before taking that step, the Trustees decided to appeal to our pet owners to comply with the Bylaws/Rules.
Please help us correct this problem!
- c. The Charter Spectrum contract with us has expired. Pat contacted them about renewal, but they were not interested. The Town of Uxbridge is also finding little interest from Charter about renewing their contract.

9. **Resident Work Requests** – Five work requests were received; three were approved and two are under review 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 May 18, 2023, at 1:00 pm via ZOOM.
11. **Adjournment** - The Board voted unanimously to adjourn at 3:40 pm. Executive session began at 3:41 pm and ended at 4:18 pm.

SALLY SUMMERFIELD SAYS: The Trustees are charged with enforcing the Bylaws and Rules. Bylaw 18 requires that each unit owner keep the unit clean and in good repair. In the Spring and Fall, the Trustees conduct a site compliance tour and that will be occurring soon. Please check your unit so that you will not be cited for a violation. Please remember that the roof is also your responsibility and fungus or moss is unsightly and can be detrimental to the roof.