



at Taft Hill
1 Summerfield Drive Uxbridge, MA 01569

Board of Trustees Monthly Meeting: September 18, 2019

Board Members Present: Marsha Bourgeois, Paul Clossen, Cecile Gaigals, Lavonne Seifert, Pat Stephan. Grounds Committee Chairman: Bill Freer.

Residents present: Paul Balutis, Nancy and Bob Contursi, Kathy Ferris

The Board of Trustees meeting was called to order by Lavonne Seifert at 2:10pm.

1. Review of Board Actions since August meeting.

A. The Board voted to approve street maintenance to be performed by Sealcoating, Ltd.

B. The Board voted to approve an on-line auction for a resident vacating their home.

C. Regrettably, the following information was omitted from last month's minutes. The Board voted 5-0 to increase the fee for a 6D form to \$100.00. Additionally, the Board voted 5-0 to increase the fee for preparing a bank condo questionnaire to \$100.00. These charges are commensurate with the practices at regional condo developments and reflect the time and effort involved in preparing these documents.

2. Financial Report

A. All financial reports have been reviewed by the Board.

B. Our current total reserves are \$ 513,041.84.

C. The board reviewed and accepted the monthly financials.

3. Grounds Report

Bill Freer reported on the activities of the Grounds Committee. Details include but are not limited to the following:

A. B & M landscaping will address any necessary homeowner repairs relating to mowing incidents once the mowing season ends.

B. The sprinkler heads replacement project for the season is completed. This is an ongoing project and will resume as needed in the spring.

C. Low water pressure reported at 72-74 Taft Hill Lane was addressed by Brentwood and all is now in working condition.

- D. There will be an installation of a type of bumper along the wall beneath the mailboxes in the mailroom in order to prevent scraping damage, thus keeping a neat appearance.
- E. Although the cracks in the streets were filled as authorized there is some follow-up to the project which is underway.
- F. The Board voted 5-0 for Bill to authorize storm drain cleanings by Leo Vigeant. Historically, the drains have been cleaned every 2 years. This work is required under the Order of Development for building the Summerfield development. This ultimately benefits the detention ponds.
- G. Bill is sending out bid requests for the cleaning of the detention ponds.
- E. Research is being done to purchase pre-cast curbs which will be placed along the sidewalk at the Mailroom in order to protect the lights and sprinkler heads.
- F. The Grounds Committee was asked by the Board to investigate options for an annual or occasional large item pick-up in the community.
- G. The annual effort requesting RFP's from various vendors in the areas of Waste Management and Lawn Management will be sent out according to schedule.
- E. Bill will be assessing the poles of our streetlights to determine if painting or other maintenance is warranted.

4. Beautification Committee Report:

A. The committee has essentially completed the final trimming and weeding for this calendar year. Some final work regarding currently blooming plants will be done when appropriate for the plants. The Board extends its thanks on behalf of the community for the effort put forth by this team.

5. Old Business:

A. The BOT has requested a final service report from Eversource with a listing of the homes that received an updated meter. In some instances, pipes were also replaced. Thank you to the homeowners who facilitated this project by granting access to Eversource as needed. Approximately 79 meters were replaced.

B. The BOT will be sending Forest Glen/O'Hearne developers an invoice on October 1 for their portion of shared services over the past year.

C. Bill and the Grounds Committee are pursuing companies to provide maintenance on the fire hydrants.

D. The BOT is awaiting the final report from Becht for the Capital Reserve Study.

E. An on-line auction experience approved for a homeowner looking to liquidate their home furnishings went off very smoothly with a minimum of inconvenience, if any, to the immediate neighbors. The organizers, Smooth Transitions and Max Sold, delivered on their promises for an organized process. Given the success of this process, the BOT is in agreement to allow for this type of activity to be used in the future although prior approval would still be required.

5. NEW BUSINESS:

A. The Board will request input from our lawyer regarding language in our Master Deed and By-Laws as regards the community's responsibility for various drainage issues and buried utility wires, pipes, and the like. As the overall community's representative, the BOT has a mandate to uphold these legal documents as well as look out for the interests of the community as a whole while additionally being supportive of the individual homeowners.

B. Having had no further occurrences of unwanted critters, the BOT has lifted the ban on bird feeders. Everyone's cooperation is much appreciated and we encourage you to continue to keep clean yards in order to dissuade any renewed activity by furry friends looking for slim pickings as the weather turns colder.

Reminder: A forum to discuss and explore BOT vs management company options in future years will be held as planned on Saturday, October 19th at the Valley Chapel from 10am to 12 pm. Your Input and involvement are not only welcome but vital. The viability of this community is everyone's responsibility.

The meeting adjourned at 6:10pm

The next Board of Trustees meeting is scheduled for Thursday, October 24th at 1:00pm at 49 Summerfield Drive. Residents are always welcome to attend but are requested to make their intentions to attend known a couple days in advance in order that the Board may plan accordingly. The Board would appreciate knowing whether a resident plans to attend simply to observe the proceedings or what, if any, issue they wish to discuss.