



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 20, 2022**

Board members present: Paul Balutis, Marsha Bourgeois, Randy Fields, Bill Freer, and Pat Stephan. Bill Freer is also the Chair of the Grounds Committee.

The Board of Trustees monthly meeting was called to order by Pat at 1:00 pm on April 20, 2022.

1. Election of Officers:

- a. **Chair – Pat Stephan**
- b. **Vice Chair – Marsha Bourgeois**
- c. **Treasurer – Paul Balutis**
- d. **Secretary – Randy Fields**
- e. **Member-at-Large – Bill Freer**

2. Open Forum for Resident Issues: None.

3. Review of BOT actions since March meeting: Annual Meeting on April 9, 2022

4. Financial Report

- a. All financial reports as of March 2022 have been given to the BOT.
- b. Vendor invoices for March have been processed and paid in March and April 2022.
- c. Checking and Money Market accounts have been reconciled.
- d. After interest for February was recorded, our total Reserves are \$597,467.68.
- e. The Board reviewed and unanimously accepted the monthly financials.
- f. Independent Accountant review of the Operating and Reserve Financial statements found no issues/concerns. This was the first year for the analysis to include the Reserve Funds and the conclusion was “amounts accumulated in the current reserve funds, along with future reserve funding through regular monthly assessments, is expected to be enough to cover all future major repair and replacement costs”. Pat noted that the report should have included an additional comment about insurance on the entire amount of funds in our Savers Bank account through the Depositors insurance Fund.

5. Grounds Report

- a. New street signs were installed by members of the Grounds Committee.
- b. The Grounds Committee inspected the property for any damages caused by the snow removal crews and the snow removal contractor has been contacted about corrections.
- c. Spring Clean-up is planned for the end of April-beginning of May depending on weather.
- d. Bill Freer will seek the recommendation of the Beautification Committee (Vicki Small) about where mulch is needed.
- e. The irrigation contractor business (Brentwood) was sold to a long-time employee and the Grounds Committee is negotiating a contract with the new owner.
- f. **Tru-Green plans to apply fertilizer and weed control on April 27. Please be aware of this for pets and young children.**
- g. Bill is obtaining updated insurance information from our contractors and saving it on the BOT digital drives.
- h. Lights in the Mail Building parking lot were repaired and sealed to protect them from inclement weather.
- i. The Grounds Committee is seeking quotes for sealing the cracks in the roadways and sidewalks and repairs to several sinkholes.
- j. **THE BOT HAS BEEN USING THE “TIME -SENSITIVE INFORMATION” SYSTEM (REVERSE 911 SYSTEM) TO NOTIFY RESIDENTS OF NEIGHBORHOOD ISSUES. THIS SYSTEM IS NAMED DCS AND THE PHONE NUMBER IS 800-679-0847. WHEN YOU GET A CALL FROM THIS NUMBER, PLEASE SAY “HELLO” AND WAIT 5 SECONDS FOR THE MESSAGE TO BE DELIVERED. YOU CAN PROGRAM YOUR PHONE TO SHOW “BOT CALLING” OR “REVERSE 911” TO HELP YOU REMEMBER THIS IN THE FUTURE.**

6. Old Business

- a. Currently, no date has been set for the Summary Judgement hearing on the Appeal of the Planning Board and Zoning Board of Appeals decisions regarding the fueling station at 486-502 Douglas Street.
- b. The Amazon building is expected to start operation in December.
- c. Campanelli plans to build rotaries on Route 16 on each side of the Route 146 interchange and work is expected to begin this spring.
- d. Pine Ridge Estate at 354-358 Douglas Street (next to Forest Glen) has been sold to 47 Dodge Deco LLC for development of single-family residences. Plans for the development will be reviewed by the Zoning Board of Appeals and Conservation Commission.
- e. Most Unit Owners who filed abatement requests with the Town Assessor received a rebate of real estate taxes. Unit Owners are encouraged to check their property cards to be sure that they list the correct number of rooms, building materials, etc. These are available on the GIS map on the Uxbridge Town website or a more detailed property card is available at the Assessor’s Office.
- f. THANK YOU to those who attended the Annual Meeting and for the lively discussion.
- g. Some Residents have reported headaches from the “skunky smell” that appears to emanate from Cultivate (marijuana growing facility in Campanelli Park across Route 146 from our community). Rory St Pierre contacted the Town Planner about this issue and the planner has contacted Cultivate about controlling/filtering their off-gassing.

7. New Business

- a. Lightning damaged gas pipelines and electronic devices in several units around Taft Hill Lane West.
- b. **THE ACTIVITIES COMMITTEE HAS CHANGED THE DATE FOR THE WOOSOX GAME TO JUNE 5 AND THERE IS STILL TIME TO SIGN UP IN THE MAIL BUILDING!**
- c. **A NEIGHBORHOOD YARD SALE IS PLANNED FOR SEPTEMBER 10 AND YOU WILL BE HEARING MORE ABOUT THIS IN THE NEAR FUTURE.**
- d. The Uxbridge Town meeting is scheduled for May 10 at Valley Chapel at 7 pm. On the Warrant are Articles to 1) increase the number of marijuana retail outlets from 3 to 4 (so Barry Desruisseaux can get a license for his drive-through dispensary), 2) town acceptance of Jim Smith's Maslow's Way (this failed at the last town meeting because there are issues with storm water flooding the street), 3) changes to the town Charter, and 4) the addition of a new Bylaw section for another Age-Restricted development on South Main Street (High Ridge Estates). Please plan to attend and vote!

8. Resident Work Requests – Six work requests were received in the past month with four approved and two in process. Please remember to let the Trustees know when your project is complete.

9. Date for Next Meeting - The next BOT monthly meeting is scheduled for May 23 at 1:00 pm at 49 Summerfield Drive.

10. Adjournment - The Board voted unanimously to adjourn at 4:06 pm. Executive Session began at 4:06 pm and adjourned at 4:25 pm.

SALLY SUMMERFIELD SAYS: Plugging your appliances, tv's, computers, and other electrical devices into surge protectors can save them from voltage surges caused by lightning strikes. The direct lightning strike recently on units around Taft Hill West caused some issues with equipment for several owners.