



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, 2023**

Board members present via Zoom: Paul Balutis, Marsha Bourgeois, Randy Fields, Bill Freer, and Pat Stephan. Bill Freer is the Grounds Committee Chair. Cecile Gaigals was also present.

The Board of Trustees monthly meeting was called to order by Pat at 1:00 pm on July 20, 2023.

1. Open Forum for Resident Issues: None.

2. Review of BOT actions since March meeting:

- a. A subcommittee from the BOT inspected all units for compliance with rules and bylaws and unit owners with violations were notified. A preliminary re-inspection was conducted and found that 73% of the violations had been corrected. Some unit owners did not understand that each gas vent must have its own sign over it and some unit owners have had difficulty getting contactors to do work that was needed.
- b. The Trustees had a Zoom call with our attorney about the fueling station attorney filing a motion to preclude our introduction of a noise study. Our attorney had stated verbally at the meeting last fall that he reserved the right to submit a noise study and the fueling station attorney reserved the right to oppose the noise study. We also discussed strategies for the trial and the trustees were given some assignments.

3. Financial Report

- a. All financial reports as of June 2023 have been given to the BOT. Pat noted that the P&L reports for Capital Reserves may need to be corrected based on our policy of matching income to expenses in those reports. Contract liabilities are shown in the Balance Sheet.
- 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 interest for June was recorded, our total Reserves are \$576,130.62.
- e. The Board reviewed and unanimously accepted the monthly financials.
- f. The next CD's renewal dates are October 2023 and April 2024.

4. Grounds Report

- a. Using a 5-gallon bucket, Pat and Bill measured the flow rate at well #3 and recorded 30 gpm of water flow from it. With a total of 60 gpm available to the irrigation system on the East Side and favorable weather conditions, the grass is turning much greener.
- b. Bill is turning off the irrigation system on days when the rain forecast is 60% or higher.
- c. The grass is being cut at 3.5” for the remainder of the season to better endure the summer heat.
- d. Several residents are concerned about the appearance of their decorative trees and have asked Bill for advice. He talked with our Tru-Green representative and was told not to worry about them because the warm winter caused buds to form early this year and the week of extremely cold weather followed by a warm-up to higher-than-normal temperatures caused the problem. This weather pattern caused the loss of many early fruits and apples in our area but will not affect the later developing varieties.
- e. The Grounds Committee has completed several maintenance projects in the neighborhood, including trimming the vegetation at the west entrance looking toward the rotary, trimming vegetation around the wells, replacing broken markers in the Mail Building parking lot, and trimming trees to facilitate mowing.

5. Old Business

- a. The Activities Committee is working on ideas for social gatherings this summer.
- b. Our attorney filed a motion to deny the fueling station attorney’s motion to preclude introduction of our noise study as evidence. We presume these motions will be heard on August 8 at 2 pm in the Worcester County Courthouse. Our attorney agreed to delay the trial to give the fueling station attorney time to have his own noise study completed and analyzed.
- c. With the downsizing occurring at Amazon, the future of the sortation station at 515 Douglas Street remains uncertain.
- d. Pine Ridge Estates at 354-358 Douglas Street (between Forest Glen and Douglas Street) was approved by the Zoning Board of Appeals and was introduced on July 17 to the Conservation Commission about 40 single-family units they plan to build. They have proposed connecting the Uxbridge water system at Chamberlain Road and Douglas Street making a loop between the two locations. We are not organizing any opposition to this project.
- e. Eli Laverdiere (Chair), Rory St Pierre, and Lauren Steele are the newly appointed Planning Board and they are looking for more members. If you are interested, please contact Steve Sette, the Town Manager.
- f. There is no new action on the solar panel regulations.

6. New Business

- a. Cecile Gaigals is the backup for visiting new neighbors if Marsha is not available.
- b. Marsha will be training Nancy Freer as her backup for bookkeeper.

7. Resident Work Requests – Two work requests were received and approved in the past month. Please remember to let the Trustees know when your project is complete.

8. Date for Next Meeting - The next BOT monthly meeting is scheduled for August 24, 2023, at 1:00 pm via ZOOM.

9. **Adjournment** - The Board voted unanimously to adjourn at 2:33 pm.

SALLY SUMMERFIELD SAYS: Radon is a colorless radioactive gas that is present in geologic formations in our area and can be released into our homes. It is a silent killer because it can cause lung cancer when inhaled over a period of time. After testing for Radon, many Summerfield unit owners have installed Radon mitigation systems. It is important to note that testing should be done occasionally, even after installing a mitigation system, in order to understand if Radon poses a threat to your dwelling. Low-cost test kits are available in stores in the area, as well as online.

After our meeting, we had a ZOOM call with David Veron (an irrigation consultant) that started at 2:33 pm and concluded at 3:04 pm. We discussed the Aqueous Consultant's report and where we go from here to improve our irrigation system. David plans to collect some additional information that may involve a site visit. He wants to construct a site blueprint of the irrigation system at Summerfield at Taft Hill and will contact Scot Baker to gather more first-hand data. We will send him more information on the system and plan to meet again.