



at Taft Hill
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
December 14, 2021**

Board members present: Marsha Bourgeois, Randy Fields, Cecile Gaigals, and Pat Stephan. Bill Freer, Chair of the Grounds Committee, and Sue Skeper were present at 49 Summerfield Drive. Board member Paul Balutis was absent.

The Board of Trustees monthly meeting was called to order by Pat at 1:00 pm on December 14, 2021.

- 1. Open Forum for Resident Issues:** Robert Taylor (135 Taft Hill Lane, 508-779-0922) was born and raised in Washington State and is offering assistance/guidance/information to anyone who is planning to visit Washington, Oregon, or the Columbia River gorge.
- 2. Review of BOT votes since November meeting:**
 - a. The Budget was approved for 2022 and sent to all Unit Owners. The fees for 2022 will be \$225/month for Market Value Units and \$110/month for Affordable Units.**
 - b. A Financial Policy was approved to provide guidance for all checking account actions.
 - c. The Trustees asked Bill Freer to have Carlino Landscaping clean the detention ponds this year, if possible.
 - d. THANKS TO PAUL, we received payment from Forest Glen for their share of the costs to plow snow and maintain catch basins on Taft Hill East.
 - e. The Trustees voted to discontinue the Summerfield bot@yahoo.com account. ALL RESIDENTS SHOULD REMOVE THIS ACCOUNT FROM YOUR CONTACTS. THANK YOU.**
- 3. Financial Report**
 - a. All financial reports as of November 2021 have been given to the BOT.
 - b. Vendor invoices for November have been processed and paid in November and December.
 - c. Checking and Money Market accounts have been reconciled.
 - d. After all interest for November has been recorded, our total Reserves are \$565,805.38.
 - e. The Board reviewed and unanimously accepted the monthly financials.
 - f. A CD was renewed for 1 year on November 25 at the best available rate.
 - g. The Trustees voted to move \$31,200 from the Operating Budget to the Reserves account. This is the amount budgeted for Reserves for 2021.

4. Grounds Report

- a. Fall Cleanup was completed.
- b. Mass Stump & Tree Removal has completed the tree removal/trimming/pruning of decorative trees.
- c. Snow markers were installed by our contractor in preparation for the snow season.
- d. If you requested a Recycle Bin, please contact Bill Freer because Waste Management has delivered them to him.
- e. **ALL RESIDENTS ARE REMINDED THAT ANY WORK ON THE OUTSIDE OF THE UNIT, INCLUDING LANDSCAPING REQUIRES A WORK REQUEST APPROVED BY THE TRUSTEES. THESE REQUESTS CAN BE SUBMITTED TO THE summerfieldbot@gmail.com ACCOUNT OR IN THE GREEN BOX IN THE MAIL BUILDING.**

5. Strategic Planning Committee

- a. ACTION: Randy will convene the Strategic Planning Committee in January prior to the BOT meeting. We welcome Rory St Pierre to the Committee.

6. Old Business

- a. **THANK YOU to the Activities Committee (Laurel and Bob Morris, Jan and Jim Amerault, and Cathy and Norm Lemieux) for the GREAT Holiday Party! A special thanks to Laurel & Bob Morris and Cathy and Norm Lemieux for their many years of service. They are planning to retire from the committee, so we need some new members. If you would like to join the Activities Committee, please contact Jan or Jim Amerault.**
- b. Campanelli is reviewing information about the creation of rotaries on Route 16 on each side of the Route 146 interchange before the Conservation Commission. Uxbridge has received a grant for \$2.5 million from the state for this work which is expected to begin in early 2022. The next Conservation meeting is on December 27 at 6:30 pm, if you want to hear the details or participate in the discussion.
- c. Pine Ridge Estate at 358 Douglas Street (next to Forest Glen) has presented a plan to the Selectmen to increase the number of single-family residences from 18 to 36 with 9 Affordable Units. This proposal will be presented to the other Town Commissions and Boards for review/approval.
- d. COVID infections are increasing in Uxbridge. The Trustees strongly recommend that you wear a mask in the Mail Building and that there be only one person in the building at a time. The Town of Uxbridge received 3780 COVID test kits from the state but has not disclosed how they will be distributed.
- e. Marsha has obtained a quote for gates that are opened by an "E-Z Pass" type of transponder with a keypad for contractors and visitors. If the fueling station is built, we may need a way to keep large trucks from using our community to turn around. No action is being taken at this time, but the quote was for \$37,000 for a gate at one entrance.
- f. ACTION: Pat will ask Forest Glen to install a stop sign at the intersection of Spring Hill and Taft Hill Lane.

7. New Business

- a. The Selectmen are looking for volunteers to participate in the Town Committees/Boards to review the Town Bylaws and join the Planning Board. If you are interested, please contact the Selectmen's office in Town Hall.
 - b. A discussion of solar panel installation in our community was conducted but this is a long-term project that will be referred to the Strategic Planning Committee.
 - c. Our Annual Meeting is scheduled for April 9, 2022, at Valley Chapel so please mark your calendars.
 - d. Some of you saw a FOR SALE sign at the Taft Hill Lane West entrance but it was removed. O'Hearne Forest Glen Condominium has a Master Deed and Declaration of Trust filed in the Worcester Registry of Deeds. They have not transferred a deed since March 2020 and have just changed sales agents. Jack Conway Realty is now the sales agent, and their company placed a sign at Taft hill Lane West by mistake. They plan to install it near Taft Hill Lane East, but not on Summerfield property.
 - e. **EVERY YEAR THE TRUSTEES ARE REQUIRED BY LAW TO COLLECT THE INFORMATION IN THE ATTACHED INFORMATION SHEET AND A COPY OF THE DECLARATION PAGE FROM THE INSURANCE POLICY FOR EACH UNIT. PLEASE COMPLETE THE INFORMATION SHEET AND ATTACH A COPY OF THE DECLARATION PAGE FOR YOUR UNIT INSURANCE POLICY AND DEPOSIT IT IN THE GREEN BOX IN THE MAIL BUILDING BY JANUARY 31, 2022.**
8. **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.
9. **Date for Next Meeting** - The next BOT monthly meeting is scheduled for January 13 at 1:00 pm at 49 Summerfield Drive.
10. **Adjournment** - The Board voted unanimously to adjourn at 2:14 pm. The Executive session started at 2:14 pm and ended at 2:31 pm.