



at Taft Hill
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
September 22, 2021**

Board members present: Paul Balutis, Marsha Bourgeois, Randy Fields, Cecile Gaigals, and Pat Stephan. Bill Freer, Chair of the Grounds Committee, was present. Lisa Bernard, Director of the Uxbridge Senior Center, and Sally Selvidge, Senior Center Activities Coordinator, were invited guests.

The Board of Trustees monthly meeting was called to order by Pat at 1:00 pm on September 22, 2021.

1. Open Forum for Resident Issues: None

2. Review of BOT votes since March meeting: None.

3. Discussion with Senior Center Director Lisa Bernard and Sally Selvidge

- a. The Senior Center is now fully open targeting those 60 and older (Newsletters and brochures are available in the Mail Building).
- b. Lisa and Sally presented the capabilities of the Senior Center including:
 - i. Lunch for Seniors and family members.
 - ii. Movie trips including popcorn and drinks for \$7.75 and a trip to Wendy's afterward.
 - iii. Indian Princess Cruise around Webster Lake for \$25.
 - iv. Outdoor movies starting in October.
 - v. Crafts including painting pumpkins on slate and creation of sunflower wreaths.
 - vi. "On the Move" with Sally on Uxbridge TV station with interviews, tours of the fire station museum, and food venues, such as blueberry farms.
 - vii. Senior Work-off Program to help reduce real estate taxes.**
 - viii. Flu shot clinics.
 - ix. Fuel/Electrical assistance through SMOC.
 - x. Transportation to medical appointments, grocery stores, pharmacies, and banks using vans and cars.
 - xi. Exercise programs at McCloskey School.
 - xii. Help with finances, taxes, food stamps, medical issues, and emotional support.
 - xiii. Thanksgiving dinner served on the Monday before Thanksgiving (over 300 served last year).
 - xiv. Over 11,000 meals were delivered during COVID.
 - xv. Speakers, games, such as corn hole and cards also draw people to socialize.

- c. Funding for the Senior Center comes from Uxbridge for salaries and supplies. The Uxbridge Elderly Connection and grants supply funding for activities and equipment, such as vans.
- d. **GOLFERS: A FUND-RAISING GOLF TOURNAMENT IS PLANNED FOR OCTOBER 18 AT THE WHITINSVILLE GOLF CLUB.**
- e. **VOLUNTEERS ARE WELCOME TO HELP WITH LUNCH.**
- f. The greatest challenge for the Senior Center is space and budget. There are over 3,000 Seniors in Uxbridge's 14,000 Residents.

4. Financial Report

- a. All financial reports as of August 2021 have been given to the BOT.
- b. Vendor invoices for August have been processed and paid in August and September.
- c. Checking and Money Market accounts have been reconciled.
- d. After all interest for August has been recorded, our total Reserves are \$565,476.50.
- e. The Board reviewed and unanimously accepted the monthly financials.
- f. A CD was renewed on September 7 at the best available rate. The next CD will be renewed in November for the best rate available.
- g. Discussion of a draft of a Financial Policy detailing how bills are received and handled was presented by Paul and discussion was postponed until the next meeting.
- h. ACTION: Marsha, Paul and Bill Freer will present a draft budget for 2022 for discussion at the next meeting.

5. Grounds Report

- a. While checking that the irrigation system was working properly, Bill Freer discover that 2 of the control boards on the East side experienced failures. Our irrigation contractor repaired the control board at 110 THL and found a wiring issue on Nicki Way. Both issues have been corrected so the system is working properly.
- b. The irrigation system is scheduled for winter shutdown during early October.
- c. Mass Stump & Tree Removal has begun tree removal/trimming/pruning of decorative trees and will continue through early fall. The evergreens along Andrews Drive have been trimmed already.
- d. The fire hydrants were tested and found to be in good repair and with the required pressure.
- e. With the extremely wet summer, it has been difficult for our lawn mowing crews to cut the grass without some minor damage to the grass. The mowers slide on the wet grass displacing some of it. Bill has been working with them to mow slower and be very careful while working. Please have patience as our contractors are having great difficulty finding workers this summer. They are constantly training.
- f. A three-year Winter Maintenance Contract with J.R. Dowding was approved by the BOT.
- g. The BOT unanimously approved replacing Taft Hill Lane street signs at the West entrance and Nicki Way.
- h. The bank that owns 20 Nicki Way sent a contractor to trim plants in the Limited Common Element.
- i. **ALL RESIDENTS ARE REMINDED THAT ANY LANDSCAPING WORK (OR OTHER WORK ON THE OUTSIDE OF THE UNIT) 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.

6. Beautification Committee

- a. The Beautification Committee is weeding around the community. If you would like to join the Beautification Committee (they have a GREAT time), please contact Vicki at 508-277-9079. If you would like to volunteer to maintain a certain area of the Common Element that the Beautification Committee maintains (ADOPT A CIRCLE), please contact Vicki to sign a "Volunteer Form" and learn about the Committee.
- b. Decorative trees at 66 THL, 82 THL, 124 THL, 27 SD, 35 SD and 32 NW will be replaced this year with a Redbud, Bradford Pear, Flowering Cherry, or Dogwood.
- c. **THANK YOU TO NANCY AND BOB CONTURSI AND DEB O'BYCK FOR REMOVING THE WATER STAINS FROM THE FENCE AROUND THE WELL AT THE BRIDGE AREA!**

7. Old Business

- a. Our attorney continues pursuit of the appeal of the gas station approvals by the Planning Board and Zoning Board of Appeals. **Please understand that our attorney has advised us to keep our strategy confidential because it is a legal proceeding.**
- b. BLASTING at 515 Douglas Street for the Amazon Sortation station is being monitored by the Uxbridge Fire Department. **IF YOU ARE CONCERNED ABOUT IT, PLEASE CONTACT THE FIRE DEPARTMENT.**
- c. The plan for the 18 new homesites proposed for 354-358 Douglas Street has been continued by the Conservation Commission.
- d. **High Ridge Development, Inc. is proposing changes to the zoning bylaws governing the Age Restricted Overlay District at the next Town Meeting on October 26, 2021. Summerfield at Taft Hill and Forest Glen are the only properties included in the current Age Restricted Overlay District. While we would welcome changing the zoning bylaws to include other 55+ communities, we DO NOT welcome them to change the zoning that can be included in the Overlay to BUSINESS. We want to defeat this change at the Town Meeting.**
- e. **There will be several items on the agenda including changes to the Town Charter creating a Public Works Commission to deal with the water and sewer rates and roads. Pat Stephan chaired the Charter Review Committee. Please mark your calendars! The Warrant is on the Uxbridge website.**

8. 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. On Saturday, October 23, there will be a meeting at McCloskey School to discuss the "FUTURE OF UXBRIDGE". The discussion will center on plans for downtown Uxbridge in the future. Your input can be very useful in planning for the future of the Town. If you are interested in attending, please contact Michael Gallerani at mgallerani@uxbridge-ma.gov to reserve a place.

- c. ACTION: Marsha will contact Valley Chapel about reserving the facility for our next Annual Meeting.
 - d. Being proactive, the Trustees asked Marsha to investigate gates for Taft Hill West. She is looking at 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.
 - e. An update to our bookkeeping software was approved by the Trustees.
 - f. As required by the By-Laws, the Trustees plan to inspect each Unit for conformance to rules and bylaws during October. The focus will be on the Common elements, Limited Common Elements and Unit exteriors. The purpose is to maintain the beauty of our community.
- 9. Resident Work Requests** – Fifteen work requests were received, 14 were approved, and 1 is awaiting information from the Resident in the past month.
- 10. Date for Next Meeting** - The next BOT monthly meeting is scheduled for October 21 at 1:30 pm at 49 Summerfield Drive.
- 11. Adjournment** - The Board voted unanimously to adjourn at 4:25 pm. The Executive session started at 4:25 pm and ended at 4:52 pm.