



at Taft Hill
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
October 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.

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

1. Open Forum for Resident Issues: None

2. Review of BOT votes since March meeting:

Private Property signs were installed at the Taft Hill Lane West entrance.

Snow stake markers were approved for installation at the ends of each yellow curb section in the Mail Building parking lot to help the snowplow drivers not hit the curbs.

An invoice was sent to Forest Glen for half of the cost of fire hydrant maintenance, snow plowing of the shared use section of Taft Hill Lane East and cleaning of the catch basins there.

3. Financial Report

a. All financial reports as of September 2021 have been given to the BOT.

b. Vendor invoices for September have been processed and paid in September and October.

c. Checking and Money Market accounts have been reconciled.

d. After all interest for September has been recorded, our total Reserves are \$565,587.83.

e. The Board reviewed and unanimously accepted the monthly financials.

f. A CD will be renewed on November 25 at the best available rate.

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. A Trustee meeting to discuss the Budget for next year is scheduled for October 28 at 1 pm.

4. Grounds Report

a. THANK YOU to Deb O'Byck, Vicki Small, and Bob and Nancy Contursi for removing the sprinkler water rust from the well fence at the bridge.

b. The irrigation system was shut down for the winter on October 21.

c. Mass Stump & Tree Removal is continuing the tree removal/trimming/pruning of decorative trees with Nicki Way, Taft Hill Lane East, and Andrews Drive completed.

d. The ornamental trees scheduled for replacement were installed.

- e. **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.**

5. 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. On October 25 at 6:30 pm, there will be a ZOOM meeting of the Selectmen to discuss a permit for installation of 18 one thousand-gallon propane tanks at 515 Douglas Street. These will be used to heat the building during construction this winter. The installation is temporary and will be removed after the building is completed. You can participate in the meeting by using the ZOOM link on the Town website for the Selectmen meeting.
- c. Representative Soter told Pat Stephan that he has a grant for \$2.5 million for creation of the rotaries on Route 16 on each side of the Route 146 interchange.
- d. The purchaser of 66 Spring Hill Drive in Forest Glen has filed a complaint in Worcester Superior Court against Forest Glen. It appears that work has stopped there and the contractor has left the site.
- e. The plan for the 18 new homesites proposed for 354-358 Douglas Street has been approved by the Planning Board and the Conservation Commission.
- f. **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 at 7 pm. 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. Please come to the meeting and help us.**
- g. **Also, on the Warrant for October 26, 2021, is an article about increasing the number of marijuana licenses in Uxbridge and including delivery services. The delivery services were defeated during the Spring Town Meeting, but are part of the new article.**
- h. **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 at the October 27, 2021, Town Meeting at 7 pm. Pat Stephan chaired the Charter Review Committee. Please mark your calendars! The Warrant is on the Uxbridge website.**

6. 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. The Activities Committee is planning a Holiday Party for December 12 and you will hear more about it in a separate communication.

- c. Our Annual Meeting is scheduled for April 9, 2022, at Valley Chapel so please mark your calendars.
 - d. Marsha continues 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. 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.
7. **Resident Work Requests** – Three work requests were received and approved in the past month.
8. **Date for Next Meeting** - The next BOT monthly meeting is scheduled for November 16 at 1:00 pm at 49 Summerfield Drive.
9. **Adjournment** - The Board voted unanimously to adjourn at 2:10 pm. The Executive session started at 2:11 pm and ended at 2:46 pm.