



at Taft Hill
1 Summerfield Drive Uxbridge, MA 01569

Board of Trustees Monthly Meeting: May 22, 2019

Board Members Present: Marsha Bourgeois, Paul Cnossen, Cecile Gaigals, Lavone Siefert, Pat Stephan.

Representing the Grounds Committee: Mike Burnat, Bill Freer

Residents Present: Bruce Borax, Michelle Choiniere

The Board of Trustees meeting was called to order by Lavonne Seifert at 2:00pm.

1. Open Forum for Resident Issues:

Michelle Choiniere related a concern of pooling water following rain storms along the back periphery of her property at 15 Nicki Way and, speaking for her neighbors, water that travels behind 17 and 19 Nicki Way as well. She provided photos, a GPS generated map to denote the areas of concern and possible solutions to the problem. Following a discussion, the board agreed to review the information and respond. The board subsequently determined that the situation warranted further investigation. Pat Stephan agreed to contact Michelle and discuss past precedents of the Board regarding options for this matter. Pat and Paul Cnossen agreed to visit the site and write a report for the Board to consider action items by the owner or Board toward fixing or minimizing water collection in that area.

Bruce Borax had several issues to explore:

* The first concern was an apparent misunderstanding of the plans relating to mulch application for this season. The minutes of the April BOT meeting stated that mulch would be distributed in the common areas. However, SINCE that statement, the community's lawn service provider, B&M, made the recommendation that there is sufficient mulch in place and it could be detrimental to plantings to "over-bury" them. Given that this company would stand to make money if they simply added mulch, their recommendation was taken seriously. Additionally, the Beautification Committee has also done an initial assessment of existing mulch levels and has verified that there is enough mulch to "fluff". Consequently, the BOT reversed the decision to add mulch this year. In addition, further research was done to confirm that plants and trees can indeed suffer ill effects if they are covered in mulch that is too deep. While it is the task of residents to maintain their limited common element, the effect of various brands/color of mulches independently applied could contribute to a very haphazard appearance of the grounds. Residents are cautioned to purchase only the brown hemlock that is currently in place. Bottom line: No mulch application to common areas this season per vote of BOT 5-0. Next year, ALL mulch be taken up and a fresh layer put down.

* Bruce asked to confirm if Nicki Way was to receive an additional sprinkler system to water the berm area along the road. The Board responded that additional sprinkler heads are planned. This was also discussed and affirmed at the annual meeting.

* Bruce raised the concern of vehicles, both personal and delivery/contractor vehicles, exceeding the posted speed limit. This is an ongoing concern. The Board has voted to purchase some portable speed bumps to rotate

in random locations on our streets. As residents, it is everyone's responsibility to share the speed concern with family and friends as well.

* Bruce asked about an update regarding the proposed new lights for the mailroom sidewalk. The status of this project is described later in the minutes.

Please Note: For clarity it is requested that residents include their full names and street address when contacting the Board.

2. Financial Report

- a. All financial reports have been reviewed by the Board.
- b. Our current total reserves are \$ 493,108.13.
- c. The board reviewed and accepted the monthly financials.

3. Grounds Report

Spring is an especially busy time for this group who has been diligent in responding to numerous concerns in as timely a manner as possible.

Trees have been professionally evaluated for health. Some trees were subsequently removed while others passed the test of viability. The various rock walls throughout the community are subject to the need for re-arrangement given the passing of time and these will be dealt with as appropriate.

* The project of installing new lights along the mailroom walkway is proceeding well. Quotes have been received for the excavation and trench prep, for the electrician, for the lights themselves and for updating 5 of the street lights. The BOT voted 5-0 to authorize the work. Subject to contractor availability and arrival of the necessary parts, work is expected to proceed soon.

4. Beautification Committee

* The BC team has begun their efforts to weed, fluff mulch, trim bushes, etc. Planting of annuals for the Summerfield East sign will begin as weather allows. Six new/replacement ornamental trees are scheduled for planting. Several stumps from previous tree removals are scheduled for grinding. Our contractor informed us that one stump could not be ground due to insufficient access for their equipment.

5. OLD BUSINESS:

* Lavonne and Marsha met with a representative of O'Hearne to confirm the shared costs of the development's use of Summerfield resources. This was an amenable discussion and O'Hearne will be billed for their prorated share. Summerfield's BOT has confirmed that we have a responsibility to maintain the various detention ponds around our property and O'Hearne will share in this expense as well.

*. Eversource is scheduled to complete the gas hook-ups relating to both the O'Hearne and Summerfield's pipes, removing of old pipes, and patching the trenches in the near coming weeks. Weather has been a major factor in creating delays.

* The Capital Reserve Study by BechtBT is slated to occur later this summer. Authorizing this study was passed by the BOT at the April Meeting. It will serve to update our current reserve study by evaluating the various items for which the community is responsible including major infrastructural items, expected life span and potential cost burden. This is prudently being undertaken to assure that we maintain the proper reserves

NEW BUSINESS:

- * The BOT voted 5-0 to accept the quotes from Gaudette Insurance Agency for renewing necessary policies.
- * The mailroom is slated for painting in June. A resident has graciously volunteered to assist in prepping the area.
- * Hydrants will be checked for any necessary repairs on May 29th and flushing will take place as it coincides with flushing of other hydrants in our area.
- * The Activities Committee has arranged for a Clambake to take place on Saturday, June 8th at the Whitinsville Golf Club. Information and sign-up sheet is posted in the mailroom. Please plan on attending this fun event and get to meet your neighbors.

- * PLEASE TAKE NOTE: Checks for payment of Association Condo fees should be made out to : **Summerfield Condo Trust**. This is important to avoid delays and potential issues in depositing the checks.

Next Board Meeting: June 20th at 1pm at 49 Summerfield Drive. Residents are asked to make a planned attendance known so that seating can be arranged.

The meeting adjourned at 6:20pm