



at Taft Hill
1 Summerfield Drive Uxbridge, MA 01569

Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
May 23, 2022

Board members present via Zoom: Paul Balutis, Marsha Bourgeois, Randy Fields, Bill Freer, and Pat Stephan. Bill Freer is also the Chair of the Grounds Committee and Vicki Small, Chair of the Beautification Committee was present. Also present via Zoom were the following unit owners: Cecile Gaigals, Beth Zersky, Dan Hicks, Kevin Mulligan, and Pat Simounet. Steve Sette, Uxbridge Town Manager, joined the meeting from 2:00 pm until 2:36 pm.

The Board of Trustees monthly meeting was called to order by Pat at 1:00 pm on May 23, 2022.

1. Open Forum for Resident Issues:

- a. Kevin Mulligan had a question about the removal of a dead tree and limbs from another tree behind 25-27 Andrews Drive. Kevin wants to remove 2 trees behind his unit and was referred to the Tree Policy on the summerfieldatftahtill.com website.
- b. Dan Hicks requested trimming of the Limited Common element at 20 Nicki Way. Freedom Bank owns the property and is responsible for maintaining the property, but they are very slow to respond. Paul Balutis got them to do some trimming once before and will contact them again. Beautification offered to clean the area but will wait for a response from Paul.
- c. Pat Stephan plans to fill a sinkhole at a catch basin in front of his unit with asphalt patch and Bill Freer will review the contract with Braza about a warranty on their work at that catch basin.
- d. Mary Ellen Bartlett had sent a request to have the mowing crew mow the hill behind her unit and Bill Freer will investigate and respond to Mary Ellen.

2. Review of BOT actions since March meeting:

- a. Approved a 3-year contract with Brentwood Landscaping for irrigation services.
- b. Renewed insurances for Trust.
- c. Applied for an insurance policy about volunteers who may be injured during work in the neighborhood. This policy would be secondary to the primary insurance of volunteers.
- d. Received notification that the Summary Judgement Motion will be heard in Superior Court on June 9 at 2 pm and sent a Trustee Update to unit owners.
- e. Approved mulching of front Limited Common Elements for units.

3. Financial Report

- a. All financial reports as of April 2022 have been given to the BOT.
- b. Vendor invoices for April have been processed and paid in April and May 2022.
- c. Checking and Money Market accounts have been reconciled.
- d. After interest for April was recorded, our total Reserves are \$597,590.60.
- e. The Board reviewed and unanimously accepted the monthly financials.
- f. Marsha is investigating the disappearance of the Capital Reserves data from Quick Books on her computer. There are backup copies on the backup drives and at our Financial Accountants, but she needs to understand why the data disappeared from her computer.

4. Grounds Report

- a. The Annual Landscape Spring Clean-up was completed last week, and mulch is scheduled to be applied to the front Limited Common Element of each unit on Wednesday.
- b. The irrigation system has not started yet this year because there were issues with 3 of the 4 irrigation wells. Thom's Well & Pump checked and repaired the wells on the east side of the development and the irrigation system should start this week on that side. The original pump in the Mail Building well has failed and must be replaced before irrigation start-up on the west side. This cost will come from the Capital Reserves.
- c. Tru-Green has applied the early Spring fertilizer/weed control to the lawns and weed control to the gravel parking area on Taft Hill Lane East and the riprap at the Mail Building. Two additional treatments will be applied to the riprap and parking lot.
- d. A few lawns are suffering from summer patch disease and the Grounds Committee contacted Tru-Green about solutions.
- e. Bill has obtained insurance certificates from our contractors for irrigation, landscaping, trash removal and will obtain the one from the snow removal contractor in the fall.
- f. Stones fall from some stone walls and may require replacement in the future.
- g. The Grounds Committee is obtaining quotes for aeration of sections of the lawns for inclusion in next year's budget.
- h. Quotes for crack filling of the roads and sidewalks are being solicited by the Grounds Committee.

5. Beautification Committee

- a. Vicki reported that quotes are expected for the replacement of 4 decorative trees.
- b. The Committee removed creeping Junipers from the rock ledge between 39 and 41 Andrews Drive this week and plan to install new plants in this Common element.

6. Old Business

- a. As stated earlier, June 9 is the date set for the Summary Judgement hearing on the Appeal of the Planning Board and Zoning board of Appeals decisions regarding the fueling station at 486-502 Douglas Street. The Trustees plan to attend.
- b. Campanelli placed 18 acres at the north edge of 515 Douglas Street into a Conservation Restriction in perpetuity. This area contains a vernal pool and wetlands.
- c. As you have probably noticed, construction on the rotaries on both sides of Route 146 has started. The construction is scheduled by MassDOT to be completed in October 2023.

- e. Someone from the rotary worksite told several truckers coming from Route 146 hauling large pipes to use Taft Hill Lane to turn their trucks around so they would be on the correct side of Douglas Street for unloading. **IF YOU SEE TRACTOR TRAILER TRUCKS LIKE THIS, PLEASE REPORT IT TO THE TRUSTEES.** Ideas to prevent this type of behavior were discussed and Pat will ask Campanelli to pay for or provide an orange water fillable Jersey Barrier to be placed at a right angle to Douglas Street in the center of Taft Hill Lane West to allow cars/trucks/ambulances to enter but to prevent tractor trailers from entering. Without water the barriers weigh only 50-100 pounds but when filled with water, they weigh about 500 pounds. If necessary, the water can be drained from the barrier, and it is easily removed for moving trucks or fire trucks to enter.
- f. COVID is increasing in Uxbridge and the Public Health Department is recommending that residents wear masks while indoors in areas where there are many people.
- g. **THANK YOU to Rory St Pierre, Paul Balutis, and Pat Stephan for volunteering to be on Uxbridge Town Boards, Commissions, and Committees. If you want to see YOUR NAME here in BOLD RED LETTERS, volunteer for a Town Position.**
- h. THANK YOU to those who attended the Annual Meeting and for the lively discussion.
- i. Some Residents have reported headaches from the “skunky smell” that appears to emanate from Cultivate (marijuana growing facility in Campanelli Park across Route 146 from our community). Rory St Pierre and the Town Planner have contacted Cultivate about controlling/filtering their off gassing.

7. Visit with Steve Sette, Uxbridge Town Manager

- a. Steve wanted to thank our residents for their active participation in Uxbridge Town activities. Our residents are involved as volunteers in numerous activities from the Planning Board, Conservation Commission, Charter Review Committee, Senior Center, and multiple other groups, while some also do work for the town.
- b. Steve has an offer from another town, but the Uxbridge Selectmen are working on a counteroffer to keep him in Uxbridge.
- c. He believes there is a bright future in Uxbridge especially in the infrastructure plans around the water loop that will boost our water pressure and road improvements that will be funded with federal money.
- d. He believes that the area bordering Millville will be a Super Fund Site through DEP to remediate the area.
- e. 515 Douglas Street can only be a sortation station for Amazon and cannot be converted to a final mile warehouse per agreement with the Town.
- f. The \$40,000 from Campanelli to the Town has not been earmarked for any particular project but planned for a “recreation project”.
- g. Steve lives near a rotary and says that it has greatly helped the traffic congestion there.
- h. The project at 358 Douglas Street (Pine Ridge Estates) could take as long as 2 years to develop because of the state bureaucracy.
- i. North Carolina is building 1-bedroom apartments to help alleviate the “affordable housing situation” and Steve believes that could work well in Uxbridge with the new employment opportunities developing.
- j. Morgan Stanley purchased Lot 3 from Campanelli and plans to develop it, but there is no firm plan yet.

- k. Steve believes that the Town Hall, Senior Center, School Administration, and a portion of the library would be good tenants for the McCloskey Building. The auditorium can be used for Performing Arts programs, the cafeteria can feed the people working in the building and assist new businesses that need more commercial kitchen space. There are meeting rooms upstairs with athletic fields and ample parking. Outside access bathrooms would be great for the athletic fields, outdoor movies, and concerts.
- l. Plans for Bernat Mills are under discussion but require decisions to be made for action.

8. New Business

- a. A new work request form was approved and will be placed on our website at summerfieldattafthill.com and copies in the Mail Building. The completed form can be sent to the summerfieldbot@gmail.com website or put into the Green Box in the Mail Building.
- b. **ON JUNE 5, THE MENDON STREET KITCHEN WILL SERVE LUNCH AT THE MAIL BUILDING AND ENTERTAINMENT WILL BE PROVIDED. PLEASE SIGN UP IN THE MAIL BUILDING THIS WEEK.**
- c. A neighborhood yard sale is planned for September 10.
- d. **Please check the white board in the Mail Building for information/sign-up for other activities in our community.**

9. Resident Work Requests – Nine work requests were received in the past month with seven approved, one denied and one in process. Please remember to let the Trustees know when your project is complete.

10. Date for Next Meeting - The next BOT monthly meeting is scheduled for June 20 at 1:00 pm at 49 Summerfield Drive.

11. Adjournment - The Board voted unanimously to adjourn at 3:04 pm. Executive Session began at 3:05 pm and adjourned at 3:20 pm.

SALLY SUMMERFIELD SAYS: When turning on the inside valve to the outside spigot be sure that there is no leak in the pipe or at the inside valve before leaving the area or water could get into your unit.