



at Taft Hill
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
August 18, 2021**

Board members present: Paul Balutis, Marsha Bourgeois, Randy Fields, Cecile Gaigals, and Pat Stephan. Bill Freer, Chair of the Grounds Committee, and Vicki Small, Chair of the Beautification Committee, were present. Residents Beth Zersky and Kathleen Hadden were also present at 49 Summerfield Drive for the in-person meeting. John Wise, newly elected Selectman, was an invited guest.

The Board of Trustees monthly meeting was called to order by Pat at 2:00 pm on August 18, 2021.

1. Open Forum for Resident Issues:

Beth Zersky asked about the failure of the lawn mowing contractor to blow the grass trimming from sidewalks and patios. Bill Freer explained that the contractor is having difficulty getting the same employees each week and is constantly training new personnel. This makes it almost impossible to have a consistent level of service and this is a problem for all of the contractors. Beth was also concerned about visibility of the "Private Property" sign and suggested that we move the signs closer to Douglas Street and have a sign on each side of Taft Hill Lane West. Randy will investigate this.

2. Review of BOT Actions since March meeting:

- a. Accepted resignation of Bob Howard from Board of Trustees.
- b. Approved nomination of Cecile Gaigals to serve in Bob Howard's stead until the next Special or Annual meeting where a new Trustee will be elected.
- c. Approved a Trustee Update to community regarding status of the Appeal of the gas station decisions by the Town Boards and the water drainage policy.
- d. A document providing clarification of the Common and Limited Common Element was approved and will be delivered to new Residents when Marsha visits to welcome them.
- e. Unanimously approved the removal of 3 overgrown pine trees at 124 Taft Hill Lane, 54 Andrews Drive, and 35 Summerfield Drive.

3. Discussion with Selectman John Wise

- a. John grew up in Whitinsville and Uxbridge in a family that was very active in sports, church, and the communities. He is the President of Blanchard School Apartments, an award-winning affordable housing enterprise that has a positive tax revenue to

Uxbridge. He is also involved in the Crown and Eagle Mill affordable housing development. He is on 3 scholarship awarding committees and owns a painting company. He is the President of a 914-unit over-55 community in Hollywood, Florida, so he understands the issues that seniors face.

- b. John has several hot topics to be addressed by the Selectmen and the first is the water/sewer rates. He has an excellent understanding of the water and sewer system and more importantly has proposals to improve them. He believes that more people need to be added to the sewer system (it is at 51% capacity) and he proposes to make it mandatory for the following to be added
 - i. new construction
 - ii. any unit that sells where the sewer is available
 - iii. any unit where the septic system fails.He wants to add a “betterment fee” (monthly charge) to any property when the sewer system is extended by its borders. This fee would stop when the property is connected to the sewer.
- c. John recognizes that the water system is at capacity, and he is proposing to drill sister wells next to the 6 existing wells to double the capacity. He wants to use the cannabis impact tax to pay for this improvement.
- d. He believes the cannabis impact tax should also be used to pay for improvements to McCloskey School to make it available for expansion of the Senior Center and other Town government entities. (A movie entitled “Mothership” starring Halle Berry paid the Town \$12,000 for 2-days use of the parking lot, but the best impact was to Town businesses which provided food and services to the people involved in the movie.)
- e. John wants to lower the property tax bills for residents, and he is proposing a split tax rate (lower taxes for Residential and slightly higher for businesses).
- f. He stated that next year the state plans to pave Route 16 from Taft Hill Lane to Main Street.
- g. John is proposing to extend the WRTA (Worcester buses) to Uxbridge to help residents here to travel to/from Worcester and employees from Worcester to travel to/from Medline and Amazon.
- h. John welcomes input from Residents at JWise@uxbridge-ma.gov.

4. Financial Report

- a. All financial reports as of July 2021 have been given to the BOT.
- b. Vendor invoices for July have been processed and paid in July and August.
- c. Checking and Money Market accounts have been reconciled.
- d. After all interest for July has been recorded, our total Reserves are \$565,354.32.
- e. The Board reviewed and unanimously accepted the monthly financials.
- f. A CD was renewed on July 25 at the best available rate. The next CD will be renewed around September 7 for the best rate available.
- g. Approximately \$190 has been spent on attorney fees to oppose the gas station project in July.
- h. Discussion of a draft of a Financial Policy detailing how bills are received and handled was presented by Paul was postponed until the next meeting. ACTION: Paul will send a copy to Cecile.

- i. **CHECKS FOR CONDO FEES SHOULD BE MADE PAYABLE TO “SUMMERFIELD CONDO TRUST” OR THEY MAY NOT BE ACCEPTED BY THE BANK.**

5. Grounds Report

- a. Several malfunctioning heads have been repaired and/or replaced. One owner on Nicki Way whose rear yard was abnormally wet this year (it was a record wet July for all of us) requested that the sprinkler system to his unit be turned off. Unfortunately, the sprinkler system cannot be turned off without affecting other units as well, but we were able to install new sprinkler heads that the unit owner paid for that can be easily turned off and on by Grounds and our Irrigation contractor when necessary.
- b. A contract has been awarded to Mass Stump & Tree Removal to provide for tree removal/trimming and pruning of decorative trees for this year. The work has already started and will continue during the remaining days of summer and early fall. There are numerous trees throughout Summerfield located within common areas, and with some even considered as a unit’s decorative tree, that are no longer appropriate (tree type and size) for their location. The cost to provide trimming and pruning of these trees is beyond our budget and in many cases beyond the ability for tree contractors to even reach. Each year over the next few years Grounds will identify these trees along with the advice of our tree contractor and make recommendations for removal to the BOT. All attempts will be made to also notify and work with residents about tree replacements during this process.
- c. A bank now owns 20 Nicki Way and has neglected maintaining the Limited Common Element. A quote was requested from Carlino Landscaping to review 20 Nicki Way and estimate the cost and scope of work that is required to return the LCE area to the standards acceptable to Summerfield.
- d. Winter Maintenance Contract: Grounds has sent out our Winter Maintenance RFP to three vendors: JR Dowding Landscaping; Carlino Landscaping; and DJ Salmon Landscaping. It was requested that if interested all parties were to reply NLT September 1st, 2021. **If anyone knows of and can recommend any other companies that may be interested, please let me know ASAP.**
- e. Reminder to all residents... **Please do not reach out to our vendors when they are on site, if a problem arises or if you seek advice, please contact Bill Freer immediately.** Also, if you are seeking to hire Summerfield’s landscaping contractor for private work around your unit do not reach out to the employees who work here (usually on Tuesdays) ... call the office of Carlino Landscaping directly at: (508) 234-6227
- f. **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. Vicki Small reported that the Beautification Committee is weeding around the community. If you would like to join the Beautification Committee, please contact Vicki (they have a GREAT time). 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. Several other decorative trees at 30 SD, 52 THL, 50 SD, 135 THL, and the plum tree at the Mail Building are being monitored for next year.
- c. A National Grid transformer across from the Mail Building developed a leak of mineral oil requiring Clean Harbor to do the remediation of the soil and National Grid to repair and refill the unit. ACTION: Vicki, Cecile, and Paul will examine all of the transformers and surrounding areas to check for leaks and to determine if Beautification needs to move any bushes or flowers.

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 has begun at 515 Douglas Street for the Amazon Sortation station.
- c. The destruction of the Shell gas station on the West side of Route 146 on Lackey Dam Road has been approved by the Planning Board for expansion to include diesel pumps, a much larger drive-through donut shop/sandwich shop and expanded gasoline dispensers.
- d. The Trustees have been following a proposal to build a large warehouse in the northeast corner of Lackey Dam Road and Route 146 on land that is in the three towns of Sutton, Douglas and Uxbridge. This will be a 60-foot-tall building and is expected to have truck traffic that will have some effect on traffic flow at the intersection of Routes 16 and 146. We have expressed our concerns to the Regional Planning Commission that is coordinating the project among the three towns.
- e. The Conservation Commission is sending a letter to the Planning Board about the stormwater undercutting the culvert under Spring Hill Drive in Forest Glen. We are interested in this issue because we own the land under and around the culvert.
- f. The plan for the 18 new homesites proposed for 354-358 Douglas Street has been continued by the Conservation Commission.
- g. The Trustees are currently meeting in the home of Marsha Bourgeois, but may return to Zoom as COVID continues to increase.

8. New Business

- a. **The next Uxbridge Town Meeting is scheduled for October 26, and we will need to have as many Residents as possible attend. 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. Please mark your calendars!**
- b. 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.
- c. **IN SEPTEMBER, THE TRUSTEES PLAN TO INSPECT EACH UNIT FOR CONFORMANCE TO RULES AND BYLAWS.**

- 9. **Resident Work Requests** – Eight work requests were received and approved in the past month.

10. Date for Next Meeting - The next BOT monthly meeting is scheduled for September 22 at 1 pm at 49 Summerfield Drive.

11. Adjournment - The Board voted unanimously to adjourn at 4:40 pm. The Executive session started at 4:40 pm and ended at 5:35 pm.