



at Taft Hill
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
January 19, 2021**

Board members on the videoconference: Paul Balutis, Marsha Bourgeois, Randy Fields, Cecile Gaigals, and Pat Stephan. Bill Freer, Chairman of the Grounds Committee, and Bob Howard, Chairman of the Strategic Planning Committee were present. Residents Greg L'Hommedieu, Kevin Mulligan, Jack Crawford, Barbara and Dick Olsen were also on the videoconference.

The Board of Trustees monthly meeting was called to order by Pat at 1:00 pm on January 19, 2021.

1. Review of BOT Actions since December meeting:

- a. Forwarding of the BOT Yahoo email account was stopped because of changes in Yahoo's policy and Residents were notified to consult their contact list and change to SummerfieldBOT@gmail.com for communication with the BOT.
- b. The Post Office was contacted about incorrect deliveries in our Mail Building and we believe things have improved. THANK YOU Cecile!
- c. Our TruGreen contract was revised to clarify the language about any additional services because of a misunderstanding last year.
- d. For information about window warranties, please see the Summerfield website.

2. Open Forum for Resident Issues: None.

3. Financial Report

- a. All financial reports as of December 2020 have been given to the BOT.
- b. Vendor invoices for December have been processed and paid in December and January.
- c. Checking and Money Market accounts have been reconciled.
- d. After all interest for December has been recorded, our total Reserves are \$565,928.81.
- e. The Board reviewed and unanimously accepted the monthly financials.
- f. Approximately \$3,000 has been spent on attorney fees to oppose the gas station project in December.
- g. Our attorney and accountant said that we can accept donations from neighbors to help fund legal fees without paying taxes on the donations. This will be explored this year.
- h. Cash Flow analyses for Operating Expenses and Reserves were reviewed.

4. Grounds Report

- a. Damage to a garage/house trim by our snow removal contractor was reported by a Resident and our contractor has been notified.
- b. Our winter snow/ice removal contract is to have the roads plowed when there is 1” of snow and driveways/walkways cleared when there is 2” of snow. We have budgeted for several “saltings/sandings” for ice as needed. Changes for the next contract were discussed.

5. Strategic Planning Committee

- a. The next meeting will be scheduled in March 2021.

6. Old Business

- a. Appeals of the Planning Board and Zoning Board of Appeals Decisions to allow the gas station at 502 Douglas Street were filed, but our attorney told us not to expect a quick court decision, because the waiting list for a court date is 3-4 years. Our attorney is preparing some documentation for the Town Boards.
- b. Work has begun at 515 Douglas Street on the Amazon Sortation station in the area of the driveway entrance. Silt containment socks have been anchored in place and lots of gravel have been deposited in the staging area on the property.
- c. **PLEASE WEAR A FACE MASK WHEN ENTERING THE MAIL BUILDING! PLEASE DO NOT ENTER WHEN ANYONE ELSE (ESPECIALLY THE MAIL PERSON) IS IN THE BUILDING, AS WE ARE REQUESTING SOCIAL DISTANCING. THE WINDOWS WERE OPEN FOR THE SUMMER, BUT DURING WINTER, THE WINDOWS WILL BE CLOSED SO THE MAIL BUILDING BECOMES AN ENCLOSED AREA.**
- d. Pat Stephan contacted the Uxbridge Board of Health about bringing the COVID vaccine to our neighborhood and it will be discussed at their next meeting.
- e. The Conservation Commission has action on the culvert under the main roadway into Forest Glen on our property because it was incorrectly installed. Forest Glen hired Andrews Engineering to make corrections and plans were made, but corrective ACTION is lacking. ACTION: Paul Balutis will follow the Commission’s meetings.

7. New Business

- a. Depending on the rules in Massachusetts for controlling the pandemic and vaccinations, we hope to have an in-person meeting of all Residents. ACTION: Marsha will contact Valley Chapel about reserving their facilities for an April meeting.
- b. ACTION: Trustees should provide Bill Freer with copies of their computer records for back-up.
- c. **IF YOU WOULD LIKE TO HELP MAINTAIN OUR COMMUNITY WEBSITE, PLEASE CONTACT THE TRUSTEES.**
- d. We plan to ask the Town to rezone the part of our development that is Agricultural to Residential and the Business districts along Douglas Street to Residential at a future Town meeting.
- e. **A bobcat was spotted near the National Grid power lines on East Taft Hill Lane. Please be careful if you and your pets are out for a walk.**

8. Resident Work Requests – One work request was received and approved in the past month.

- 9. Date for Next Meeting** - The next BOT monthly meeting (videoconference) is scheduled for February 17 at 1 pm. Information about how to join the videoconference will be sent just prior to the meeting.
- 10. Adjournment** - The Board voted unanimously to adjourn at 1:58 pm. Executive session started at 2:04 pm and ended at 3:11 pm.