

Summerfield at Taft Hill (SATH) Condominium Trust

Board of Trustees (BOT)

Minutes of Meeting (MoMs)

March 14, 2018

Board members present: Bob Contursi, Lavonne Seifert, Marsha Bourgeois, Vicki Small, and Randy Fields. Mike Burnat, Chairman of the Grounds Committee, and Pat Stephan, resident, were present.

The Board of Trustees monthly meeting was called to order by Bob Contursi at 1:07 pm on March 14, 2018.

1. Open Forum for Resident Issues

Pat reported that water came within fractions of an inch from entering his basement door during one of the massive rain storms. Mike Burnat and Pat will investigate the cause.

2. Financial Report

- a. All financial reports as of February 28, 2018, have been given to the BOT.
- b. Vendor invoices for February have been processed and paid in February and March.
- c. Checking and Money Market accounts have been reconciled.
- d. After all interest for February has been recorded, our total reserves are \$430,773.70.
- e. CD ending in 0314 will mature on March 1, 2018 and will be renewed.
- f. The Board reviewed and unanimously accepted the monthly financials.

3. Grounds Report

We have had 8 plowable storms this season with a total of 66" of ice and snow and 17 salting/sanding treatments.

Mike is seeking bids from landscaping companies about repairing the damage to the rock wall along the sidewalk on Taft Hill Lane at the upper intersection with Summerfield Dr.

We have signed contracts for mowing and irrigation for the coming year.

Tru-Green will be signing the fertilizer/lawn treatment contract soon. At that time, they will discuss gypsy moth treatment and weed control in the Common and Limited Common areas.

Mike will send letters to the Unit Owners regarding the \$100 incentive for replacing mulch with stone after the snow melts.

Some of the street lights are burning in the daylight and Mike contacted Boothby Electric about investigating the cause. They plan to do this after the snow ceases. Lights that are not working at the mail building will also be replaced.

4. **Old Business**

- a. The BOT requested a Legal review of the changes to the Rules & Regulations that will be presented at the Annual meeting. Residents/owners will be provided copies of these before the Annual meeting. Residents can present changes at the Annual meeting per By-Law #7.
- b. The proposed By-Laws changes are also being reviewed by Legal prior to being voted on at the Annual meeting. These changes are to remove redundancies and conflicts between the Master Deed, Declaration of Trust, By-Laws, and Rules & Regulations.
- c. The mailings and handouts for the Annual meeting were reviewed.
- d. The Activities Committee will be providing coffee at the Annual meeting scheduled for April 7, 2018 at the Valley Chapel Café (upstairs).
- e. **The Uxbridge Police placed their speed monitoring sign in our development to help remind us that the speed limit is 20 mph. The Police will provide us with information about speeding from the signs. Violation of the Rules can result in fines being levied! You are responsible for your guests too.**
- f. To implement a reverse 911 system for communicating time-sensitive information to residents, we will be sending forms asking residents to provide the phone numbers that should be used. Recently, information about changes to the trash collection schedule and snow removal operations are examples of uses for a system like this.

5. **New Business**

- a. Many of us have seen recent activity on the East entrance section of Taft Hill Lane regarding Forest Glen. In February, the Forest Glen property was sold to a development company. Dig Safe marked the road and a sign was erected. A real estate company has started advertising 44 condo will be built on this property and Spring Hill Drive will attach to lower Taft Hill Lane. We have asked Attorney Lane to investigate how this will affect our development. He is reviewing documents defining easements, rights of way, etc.
- b. We will be meeting with Andrews Engineering about surveying our property and clearly marking our boundaries in April. This will help us answer questions about the cutting of trees at our West entrance, as well as the Forest Glen activities.

6. **Resident Work Requests**

- a. 36 SD – Trex deck – Approved
- b. 113 THL – Trex deck, white vinyl handrails, and outside lights – Approved

- c. 21 SD – Replace front porch corner post damaged by storm
- d. 59 THL – Radon remediation system – Approved
- e. 133 THL – Extension of previous approval for handrail, and Trex deck – Approved

As spring approaches, we normally have many work requests submitted. Because of the volume of requests, it may take longer for the approval process. Please plan accordingly. Thank you.

7. Date for Next Meeting

The next BOT monthly meeting is scheduled for April 19, 2018 at 1 pm at 49 Summerfield Dr.

8. Adjournment

Lavonne moved, Marsha seconded, and the Board voted unanimously to adjourn at 4:39 pm.