



at Taft Hill
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
July 21, 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. Also present via Zoom were the following unit owners: Cecile Gaigals, Michelle Tebo, Beth Zersky, Pat Simounet, Theresa and Dan Hicks.

The Board of Trustees monthly meeting was called to order by Pat at 1:03 pm on July 21, 2022.

1. Open Forum for Resident Issues:

- a. Cecile related that the COVID tests from the Senior Center have expiration dates of 7/23/22 but are actually good until 1/23/23. If you get a positive result, it is correct. If you get a negative result, you should take a second test 24 hours later.
- b. Cecile had fogged windows replaced by Pioneer Glass of Whitinsville for \$400-500 instead of thousands quoted by Renewal by Anderson to replace the entire window. Theresa had Pioneer replace some of her windows even during the winter. If you are the original purchaser of the unit, you can get free replacement windows from Silverline but it requires patience.

2. Review of BOT actions since March meeting:

- a. Approved R.E.H. Acres quotation to trim bushes and weed 20 Nicki Way Limited Common Element and charge bank which owns the property. Notice sent to Freedom Bank that they would be charged for the work.
- b. Trustee Update sent to Unit Owners regarding Judge's decision to deny the Summary Judgement Motion of Uxbridge Gas & Market to dismiss our appeals of the fueling station approval by the Planning Board and Zoning Board of Appeals.
- c. Property Inspection by two Trustees and letters sent for violations of Bylaws, Rules, Declaration of Trust, and Master Deed.
- d. Fire extinguishers installed in the Mail Building to meet insurance company requirements.
- e. With interest rates increasing, Marsha renewed a CD for only 6 months.

3. Financial Report

- a. All financial reports as of June 2022 have been given to the BOT.

- b. Vendor invoices for June have been processed and paid in June and July 2022.
- c. Checking and Money Market accounts have been reconciled.
- d. After interest for June was recorded, our total Reserves are \$588,520.63.
- e. The well work costs were paid from the Capital Reserves.
- f. The Board reviewed and unanimously accepted the monthly financials.

4. Grounds Report

- a. The irrigation system had a slow start this year because there were issues with 3 of the 4 irrigation wells. Thom's Well & Pump repaired the wells, and the irrigation system was started, but failures have occurred with wells and sprinkler control systems on East and West sides. Today, all systems were working well. The amount of water on the East side cannot be increased because of the larger number of zones on the East side and the slow replenishment rate of the wells on that side resulting in much brown grass. Bill does not believe that another well could be drilled on the East side.
- b. Bill Freer and Tony Lombardo inspected the trees on our property and created a list of potential issues. These were reviewed with Pete Tankis, arborist at Mass Stump and Tree, creating a recommendation for action by the Trustees this year. The recommendation was approved by the Trustees. Bill will notify unit owners who will be affected by these tree trimmings and removals.
- c. Tru-Green has applied the first of four fungicide treatments to correct summer patch, grub preventative, and the third application of fertilizer and weed control.
- d. Waste Management failures to collect the trash/recycles on schedule has been the source of complaints. They have had staffing issues (lack of drivers) but are in the process of correcting it with training programs. **Thank you for your patience.**
- e. The fire hydrants were inspected and found to have good pressure and flow.
- f. Bill is getting a quote for treating voles which are damaging some lawns and will proceed with the treatment as long as the cost does not exceed the savings from not mowing the grass this week..
- g. REH Acres, LLC plans to trim and weed the Limited Common Element at 20 Nicki Way on July 27-28.

5. Beautification Committee

- a. R.E. H. Acres, LLC will replace 4 decorative trees as directed by the Beautification Committee on July 27-28.

6. Old Business

- a. The attorney handling our appeal of the Uxbridge Planning Board and Zoning Board of Appeals' decision on the fueling station is leaving MEEB to start his own practice. He is being joined by the attorney who has been giving us advice on other issues for many years. The Trustees voted to move from MEEB to the new practice. The final pre-trial conference is scheduled for September 15 at 2 pm.
- a. Aris Group LLC sold 502 Douglas Street (proposed site of the fueling station) to Otwood Investment Group LLC for \$100. Odisefs Tsimogiannis is the only manager listed for both companies in the LLC filings. Nothing has really changed with the property.
- b. Construction on the rotaries on both sides of Route 146 is proceeding and is scheduled by MassDOT to be completed in October 2023.

- c. There has been no action at 358 Douglas Street (Pine Ridge Estates 40 single family units between Forest Glen and Douglas Street).
- d. Construction of the Amazon facility should be completed this fall and there is a rumor that Amazon will not actually use the building for a year or two.
- e. Theresa Hicks is Director of Executive Medicine at UMass and she told us that this fall there will be combined COVID-flu booster shot available.
- f. Uxbridge Board of Selectmen is seeking volunteers to be on Uxbridge Town Boards, Commissions, and Committees. Please contact them if you want to volunteer.
- g. Rory St Pierre is leading our efforts on the odors emanating from Cresco Labs (formerly Cultivate). He has been working with the Selectmen, Planning Board, and Public Health officials to have Cresco install equipment to capture the odors before the exit the building. The Board of Health reported that charcoal filters have been installed at Cresco but are not capturing all of the odors. Cresco is licensed for growing marijuana, but they are also processing the plants with ethanol and are not licensed for that. Pat and Paul will represent our community at the Board of Selectmen meeting on Monday to register our complaint in person.
- e. In September, the Activities will sponsor a Neighborhood Garage Sale and in October a cornhole tournament is planned. Watch the white board in the Mail Building for details and other activities later in the year.
- f. During a recent thunderstorm, lightning hit the gas line at 61 Taft Hill Lane causing a gas leak. The gas company turned off the gas and the gas lines were repaired. Paul Balutis, Rory St Pierre, and Pat Stephan have been investigating to determine if anything needs to be done at other units to prevent this. The Uxbridge Electrical Inspector says that nothing is required by code, but if you want to have your gas lines “bonded” for extra safety, you can contact Mike Smith at Metro Electric for a quote.

7. New Business

- a. Pat led a discussion of Waste Management.
- b. Town residents are complaining on social media about the traffic jams at the rotary construction site.

8. Resident Work Requests – Five work requests were received and approved in the past month. Please remember to let the Trustees know when your project is complete.

9. Date for Next Meeting - The next BOT monthly meeting is scheduled for August 25 at 1:00 pm on Zoom.

10. Adjournment - The Board voted unanimously to adjourn at 2:52 pm. Executive Session began at 3:00 pm and adjourned at 4:30 pm.

SALLY SUMMERFIELD SAYS: When we lose a valuable member of our community, the Trustees will send information about the visitation and funeral arrangements via email to the entire community if requested by a close relative. Some previous residents did not want publication of that information, so it is done only when requested.