



at Taft Hill
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
June 20, 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. Vicki Small, Chair of the Beautification Committee, was present. Also present via Zoom were the following unit owners: Cecile Gaigals, Charlene Lombardo, and Tony Lombardo.

The Board of Trustees monthly meeting was called to order by Pat at 1:00 pm on June 20, 2022.

1. Open Forum for Resident Issues: None

2. Review of BOT actions since March meeting:

- a. A Summary Judgement Hearing was held in Worcester Superior Court on June 14 at 2 pm and a Trustee Update was issued on the results.
- b. Several Trustees and residents met with representatives of Cresco Labs (formerly Cultivate) to discuss mediation of the odors emanating from the marijuana growing facility and this information was also sent to residents in the Trustee Update.
- c. Insurance policies were renewed and a new policy to cover volunteers was initiated (discussed more below).
- d. Approved \$2,450 for replacement of 4 decorative trees based on a recommendation from the Beautification Committee.

3. Financial Report

- a. All financial reports as of May 2022 have been given to the BOT.
- b. Vendor invoices for May have been processed and paid in May and June 2022.
- c. Checking and Money Market accounts have been reconciled.
- d. After interest for May was recorded, our total Reserves are \$588,393.41.
- e. The well work costs were paid from the Capital Reserves.
- f. The Board reviewed and unanimously accepted the monthly financials.
- g. Marsha will send the April Capital Reserves sheets to the other Trustees.
- h. Marsha will get the best rate possible for the CD that comes up for renewal on July 6.

- i. Paul and Marsha will investigate finding the best rate for the CD coming up for renewal in November.

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 last week the system on the east side failed. Brentwood is investigating.
- b. Bill Freer and Tony Lombardo inspected the trees near the Common Elements finding no trees causing immediate danger. However, there are very large trees that are overhanging some units. The Grounds Committee will prioritize the trees that need trimming and get quotations for the next meeting.
- c. A Common Element tree overhanging the 3-seasons room at 113 Taft Hill Lane is split with a dead section in the top and will be removed.
- d. A maple tree between 74 and 80 Taft hill Lane is nearly touching one of the units and the Grounds Committee is investigating and will recommend action to the Trustees.
- e. Tru-Green evaluated our lawns saying that the lawn is stressed by lack of hydration and water would improve the color. They also recommended application of a fungicide, grub control, lime, and core aeration with overseeding with quotes for each. The Trustees voted to authorize four applications of fungicide to kill the fungus causing summer patch on some lawns and grub control to all lawns for a total of \$2585.
- f. Waste Management failures to collect the trash/recycles on schedule has been the source of many complaints. Bill has been working with them to find a solution. However, other companies are having similar issues. Pratt Waste & Recycling picks up on Douglas Street and they missed their collection last week. A resident who moved from here to Delaware told us that they are having the same issue there. We will keep working with our vendor to find solutions. **Thank you for your patience.**
- g. Quotes are being solicited to do the trimming of the overgrown Limited Common Elements at 20 Nicki Way, which has been unoccupied for about 2 years. The bank that owns the property will be charged for the work. The Trustees will inspect the property for any additional issues that need to be addressed.
- h. A not to exceed motion for \$2500 to have the fire hydrants checked and flushed was approved with money coming from the contingency funds. Flushing will be coordinated with the Uxbridge Water Department.
- i. Bill is training Tony Lombardo to be his backup as Grounds Chairman to insure continuity in the case of Bill's absence .

5. Beautification Committee

- a. R.E. H. Acres will replace 4 decorative trees as directed by the Beautification Committee.
- b. Vicki reported that the Beautification Committee has been weeding and planting at the East entrance, Mail Building, 55 Summerfield Drive, and the Common Element between 39 and 41 Andrews Drive in the past month.

6. Old Business

- a. As you have probably noticed, construction on the rotaries on both sides of Route 146 is proceeding and is scheduled by MassDOT to be completed in October 2023.

- b. The Uxbridge Health Department has a copy of the original odor control plan, but it is being modified because it has failed to mitigate odors from the marijuana growing facility. Rory St Pierre is coordinating our efforts on this issue. THANK YOU RORY!
- e. The Uxbridge Board of Selectmen is seeking volunteers to be on Uxbridge Town Boards, Commissions, and Committees. Please contact them if you want to volunteer.
- f. On June 5th, the Mendon Street Kitchen supplied food for the Activities Committee Neighborhood Lunch and Pat Stephan provide entertainment. THANK YOU TO THE MEMBERS OF THE ACTIVITIES COMMITTEE AND PAT.
- g. The next activity is the Neighborhood Yard Sale in September. Watch the white board in the Mail Building for details and other activities later in the year.
- h. **A WORK REQUEST IS REQUIRED WHEN ANYTHING IS DONE OUTSIDE OF THE UNIT, EXCEPT PAINTING/STAINING OF THE PORCH, DECK, DOOR, OR SHUTTERS THE SAME COLOR OR POWER WASHING THE UNIT (SECTION V OF THE MASTER DEED). WEEDING OR BUSH TRIMMING IN THE LIMITED COMMON ELEMENT OR AROUND THE DECORATIVE TREE IN FRONT OF THE UNIT IS MAINTENANCE AND DOES NOT REQUIRE A WORK REQUEST. ANY OTHER WORK DOES REQUIRE A WORK REQUEST. THE FORMS ARE FOUND IN THE MAIL BUILDING OR ON OUR WEBSITE.**

7. New Business

- a. A new insurance policy has been purchased to protect the Trust in case of a volunteer being injured while working on projects in the neighborhood. It is a secondary/supplemental policy that is invoked after the individual's policy is expended.
- b. A task force consisting of Pat Stephan, Paul Balutis, and Rory St Pierre is investigating the circumstances surrounding the gas leaks at 2 residences caused by a lightning strike. Based on the results of discussions with electrical contractors and Eversource, an explanation/ recommendation will be made to other residents.

8. Resident Work Requests – Ten 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 July 21 at 1:00 pm at 49 Summerfield Drive or via Zoom, as circumstances dictate.

10. Adjournment - The Board voted unanimously to adjourn at 3:46 pm. Executive Session began at 3:46 pm and adjourned at 4:18 pm.

SALLY SUMMERFIELD SAYS: Open flames are not permitted under Rule 20. Any wood fueled flame is thus prohibited. This includes charcoal grills and smokers, for example.