



at Taft Hill
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
February 15, 2023**

Board members present via Zoom: Paul Balutis, Marsha Bourgeois, Randy Fields, Bill Freer, and Pat Stephan. Bill Freer is the Grounds Committee Chair. Lavonne Seifert, Bob Contursi, Jean and Rodney Girard, Beth Zersky, Sue and Dennis Skeper, Pearl and Bob Brooks, and Anne Hayes were also present.

The Board of Trustees monthly meeting was called to order by Pat at 1:01 pm on February 15, 2023.

1. Open Forum for Resident Issues: None.

2. Review of BOT actions since March meeting:

- a. **The Annual Meeting of Summerfield at Taft Hill residents is scheduled for Saturday April 15, 2023 at Valley Chapel from 9:30 am until noon. Please mark your calendars!**
- b. Thank you to everyone for submitting their Information Sheets and Insurance policies.
- c. An auction of 20 Nicki Way by Freedom Bank is scheduled for noon on February 24, 2023.
- d. Forest Glen paid the bill that we sent them for shared services, such as snow plowing.

3. Financial Report

- a. All financial reports as of January 2023 have been given to the BOT.
- b. Vendor invoices for January have been processed and paid in January and February.
- c. Checking and Money Market accounts have been reconciled.
- d. After interest for January was recorded, our total Reserves are \$561,538.53.
- e. The Board reviewed and unanimously accepted the monthly financials.

4. Grounds Report

- a. The Trustees requested that the irrigation consultant include well #4 (Andrews Drive) in the analysis and recommendations and this has delayed the final report.
- b. We have had a total of 2" of snow so far this season and this should save us some money, if it continues.
- c. The Grounds Committee placed 75 vole traps throughout the community and volunteers have been adding bait to them as needed. If you see vole trails please notify Bill Freer.
- d. **A resident recently reported that their trash/recycles were not picked up. Bill called Pratt and learned that both drivers had reported that those containers were against the garage doors (and the drivers had pictures to prove it). Please be sure that your containers are at**

the street with the arrows pointing toward the street. OTHERWISE, YOUR TRASH/RECYCLES WILL NOT BE PICKED UP.

- e. Rule 7B requires that trash/recycle be placed at the street after 5 pm on the day before the trash/recycles are collected. That portion of Rule7B was suspended by the Trustees until the Annual Meeting. Trash/recycles can now be placed at the street after 7 am on the day before it is collected.
- f. Bill and Pat plan to visit Waste Management to get a refund for their failure to collect the trash/recycles in December.

5. Old Business

- a. The Final Pre-Trial Hearing for the fueling station appeal is scheduled for March 16 at 2 pm in Worcester Superior Court. As discussed previously, this is expected to be a very short session where all of the Attorneys discuss any missing information. The trial is scheduled to begin on August 16 at 9 am in the same Courtroom 20.
- b. The preliminary report for the sound study at 486-502 Douglas Street for our Appeal of the fueling station approval by Uxbridge's Planning Board and Zoning Board of Appeals is expected on February 24 with the final report on February 28.
- c. With the downsizing occurring at Amazon, the future of the sortation station at 515 Douglas Street remains uncertain.
- d. The Pine Ridge Estates at 354-358 Douglas Street (between Forest Glen and Douglas Street) has concluded before the Zoning Board of Appeals and will soon be before the Conservation Commission about the 40 single-family units they plan to build. They have proposed connecting to the Uxbridge water system at Chamberlain Road and Douglas Street making a loop between the two locations.

6. New Business

- a. New England Power Company will be doing some maintenance work at the high-tension towers on our property in the next few weeks.
- b. Massachusetts state law allows solar collectors on dwellings, but our documents need modification to permit them. Pat sent a proposal for modification of the Master Deed, By-laws, and Rules to our attorney in December and Pat will encourage them to give us a response. This is a very complicated situation for condos in Massachusetts right now. National Grid has very limited capacity right now for new systems. The Legislature is currently working on bill H5050 to change the laws to increase capacity, but National Grid may require new transformers to allow solar meters in our community. We are pursuing more information on when these changes will be done. Several residents have submitted work requests to install solar panels on their roofs. We plan to have the guidelines for these by the Annual Meeting.
- c. Information about the Annual Meeting will be sent shortly. **Please consider running for Trustee (we will be electing 2 Trustees at the meeting).**
- d. Pat has contacted the attorney for Freedom Mortgage and will work with the auctioneer about how the auction will be conducted at 20 Nicki Way.

- 7. **Resident Work Requests** – Six work requests were received and one was approved in the past month. Four of the requests are for solar panels. Please remember to let the Trustees know when your project is complete.

8. **SOME RESIDENTS HAVE RECEIVED LETTERS FROM HOME SERVE (AN INSURANCE COMPANY) ABOUT INSURANCE TO COVER THE PIPES OUTSIDE OF THEIR UNIT. THESE PIPES (WATER, SEWER, ETC) ARE COVERED BY THE TRUST SO YOU DO NOT NEED THIS INSURANCE.**
9. **Date for Next Meeting** - The next BOT monthly meeting is scheduled for March 15, 2023, at 1:00 pm via ZOOM.
10. At 2:30 pm, Jason Kaplan and Sam Place of Power Market joined the Zoom call to present their Community Solar program for decreasing the cost of electricity to unit owners. They represent solar farm investors who will reduce the cost of your electric bill by about 10% using solar energy collected at the farms. If your bill is \$200 per month, they could save you \$20 per month. Pat requested a copy of their contract for review. Community Solar works by generating electricity credits from the solar farm, which are credited to your electric bill. In this case, the resident would pay Power Market for 90% of the credit shown on the National Grid bill resulting in a 10% savings to the resident. More information will be presented to residents after the Trustees have reviewed it. The Trustees will consider adopting the plan for the Summerfield Trust electric bill (electricity for irrigation system, streetlights, etc.) which averages about \$500/month, if the contract and understanding of how the system works is acceptable.
11. **Adjournment** - The Board voted unanimously to adjourn at 3:22 pm. Executive Session began at 3:31 pm and ended at 4:09 pm.

SALLY SUMMERFIELD SAYS: If you have textiles (clothing, cloth, mattresses, etc.) or shoes to discard, they can no longer be placed in the trash container under Massachusetts law. You may contact Hartspring to pick up textiles as well as small appliances.

**Hartsprings Foundation, Inc.
101 State St, Ste 601
Springfield, MA 01103**

**888-413-2227 (toll free)
413-732-7111**

There is more information about various drop off boxes for textiles in the area at this website: [Beyond the Bin Search | Recycle Smart \(recyclesmartma.org\)](https://www.recyclesmartma.org)