



at Taft Hill
1 Summerfield Drive Uxbridge, MA 01569

Board of Trustees Monthly Meeting: June 20, 2019

Board Members Present: Marsha Bourgeois, Paul Clossen, Cecile Gaigals, Lavonne Seifert, Pat Stephan. Also present representing the Grounds Committee- Mike Burnat and Bill Freer.

Residents present: Robert Flinton, Kevin Mulligan, Paul Balutis, Edward Pighetti

The Board of Trustees meeting was called to order by Lavonne Seifert at 1:03 pm

1. Open Forum for Resident Issues

** Robert Flinton, and Kevin Mulligan, also representing Bob Rochon and Ron Calhoun, presented their concerns regarding swale and water issues behind their properties at 21, 25 and 27 Andrews Drive. They described issues with rainwater and snow melt accumulating at the cement pads near the sliders/doors to their basements. Kevin, along with his immediate neighbors, feel that this problem is a community wide issue and given that the BOT has the power of assessment, could generate the necessary funds to rectify all such issues in the community. Kevin also mentioned that the area behind these homes was unsafe for contractors. In response to the board's questions, it was established that, to date, no water events have occurred in any basements. Robert Flinton elaborated that the problem largely exists during the winter when the ground is frozen and snow accumulations begin to melt. Bill Freer, representing the Grounds Committee, commented that the committee had personally visited the area and did not determine that any issues were readily evident and that concerns for contractor safety were not warranted. He also reminded the residents that at our recent annual meeting a vote to increase monthly condo fees in order to have snow removal done at a 1 inch snowfall was unanimously voted down. It is highly unlikely that the community would look favorably upon an assessment to rectify some standing water issues. Admittedly some work has been done at homes that had water in their basements following a professional assessment. Mr. Pighetti agreed that he has received some relief from water issues following work done at his address. Mr. Balutis, as a former long-time home inspector, commented that grading issues are commonplace in developments stating that the ground absorbs 1-2 inches of rain per hour. Harder rainfalls can readily accumulate atop the soil, especially in poor drainage areas. Pat Stephan and Bill Freer will prepare some basic suggestions regarding downspouts, French drains, pop-up drains and drywells to distribute to the community, which includes suggestions from Steve O'Connell of Andrews Engineering, who reviewed the recently completed water drainage changes authorized by the Trustees. At this time, it remains the BOT's policy that,

while lending support and information to homeowners with water concerns, the Association will bear the expense of remediation on a case by case basis when water in the basement is an issue. Since our Association's documents reserve Limited Common Elements for exclusive use of the residents of each unit, owners have the responsibility to manage potentially damaging water flows around their units, especially by directing water from downspouts away from their units.

** Mr. Ed Pighetti presented a petition from himself and several neighbors regarding encroaching brush at the back of his property which borders one of Summerfield's detention ponds. He requested that the brush be cut back 4-6 feet. Bill Freer responded that no brush on the embankments of our detention ponds should be cut nor should any other debris of any kind be thrown into the embankments of our detention ponds. Bill Freer also explained to Ed that the lawn area continues to be maintained along a crest line at the edge of the property as it has always been. Members of the Ground Committee and the BOT have walked the property to confirm this. There is a detention pond behind the property and cutting around that will be done as customary in the fall following the recommendation of our service provider. Bill Freer suggested that Ed participate in this event when it takes place. The Beautification Committee will be asked to review and address any other potential trimming that is suitable, such as low overhanging tree branches. A walk-around by Grounds Committee members and Beautification Committee members has recently been completed and a work plan is underway.

2. Financial Report

- a. All financial reports have been reviewed by the Board.
- b. Our current total reserves are \$ 493,853.77.
- c. The board reviewed and accepted the monthly financials.

The Board has established a separate bank account for its capital reserves. Going forward there will be a report denoting Operating Expenses and a separate report for Capital Reserves.

3. Grounds Report

Bill Freer reported on the activities of the Grounds Committee. Details include but are not limited to the following:

- Dead tree removed by Mass Stump & Tree Removal behind 14 Nicki Way
- Cleaning of mail room in preparation for painting completed.
- Meeting with Eversource representatives regarding road conditions along Taft Hill East to Andrews Drive. More on this under Old Business
- Meeting with various residents regarding water drainage issues.

- Visual inspection/evaluation of the condition of the various stone walls in the community. A plan is being made regarding what we can fix ourselves and what will require professional investment. This will be an ongoing project as not all walls can be repaired simultaneously.
- The mailroom lights are ready for installation once the electrician and B&M can coordinate construction. The recent rainy weather has complicated matters but it's definitely on the agenda.
- The sprinkler system has been installed on the berm adjacent to #5 Summerfield Drive.

Beautification Committee Report:

- The committee continues to weed, plant, and trim throughout the common areas. Next on the target is trimming overhanging branches and beginning some work on the rock walls.
- The recent rains have been helpful in establishing the newly planted decorative trees but we continue to ask for the residents to monitor these plantings when dry days occur.

The members of the Board gave Mike Burnat a solid round of applause and well wishes as this was his last official BOT meeting.

The BOT went into executive session from 3:05pm to 3:30pm to discuss a personnel issue.

4. Old Business:

* Forest Glen: A previous meeting with Michael O'Hearne led to an agreement to share costs for maintenance of shared infrastructure. Recently, O'Hearne raised a question about their portion for maintenance of one of the detention ponds. The detention pond has long been in place for Summerfield but the O'Hearne development will clearly be contributing to the run-off and thus maintenance costs should be shared. Lavonne has reached out to O'Hearne several times without a reply but she will continue to do so. Lavonne has a blueprint that clearly states our case. The BOT will persist in addressing this issue to a satisfactory conclusion.

NOTE: Subsequent to the BOT meeting, O'Hearne contacted Lavonne and she is in the process of scheduling a meeting to resolve the remaining questions.

* Eversource:

* We have a firm commitment and plan for repairing the street on Taft Hill Lane East up to the Andrews Drive corner. The section that has been recently temporarily paved will be repaired this fall after it has some time to settle to provide a smoother, more integrated surface.

* The above-ground gas pipe at the west THL entrance will be removed this summer by Eversource along with the orange barriers. The project to extend the gas line on Rt. 16 to provide

service to the industrial development under construction just past the intersection to Rt. 146 is taking place.

* Becht Capital Reserve Study:

* The review team has completed their data collection. We are awaiting a final report.

* Pet registry:

* As described in the BOT meeting minutes of April, a resident suggested a pet registry that would contain necessary information whereby any loose pets could readily be reunited to their respective owners. This listing is complete and will shortly be available by going on the Summerfield website “for residents only.”

Speed Bumps:

* The single portable speed bump has received some positive feedback from residents as it has been observed that vehicles are slowing down as they approach and go over the speed bump. The Board, by a vote of 5-0, approved the purchase of three more sections of portable speed bumps so two speed bumps going completely across the street could be put in place randomly on our streets.

5. NEW BUSINESS:

* Clarification regarding approval of work proposals.

We continue to refine this process in order to expedite the BOT’s response to resident requests. As has been previously stated, some requests, such as restraining one’s deck with the same color, do not require BOT approval. In all instances, even for the more routine request, like moving an overgrown shrub, care needs to be taken to consider dig safe. As such, the BOT will continue to send out work approval documents outlining the steps that need to be observed.

REMINDER: An approval request needs to be submitted for a dumpster. The request should stipulate the date of arrival and the date of removal.

* The BOT has asked the grounds committee to identify and assess cracks at the end of driveways abutting the street and any major cracks in the streets for sealcoating. Once these are identified the BOT will undertake a vote to potentially have this work done.

While it is encouraging to have neighbors help one another, care needs to be taken that tasks that are undertaken still adhere to the guidelines in place for outside contractors. As always, there are structures underground that need to be taken into consideration before any digging takes place. Additionally, homeowners will want to be aware of any responsibility they might

carry should a volunteer get injured. Workers/volunteers should carry adequate personal insurance in the event of an injury.

* The BOT has an ongoing discussion to continue to improve the Board's processes. Currently we are reviewing a Code of Ethics, which will ultimately be passed along to subsequent boards for their information and consideration.

* Resident access to Summerfield information/documents. As a reminder, and especially for our newer residents, Summerfield at Taft Hill is our website. To access information that is resident specific you will need to use the password: summerfield2019 (Note the lower case "S".)

The meeting adjourned at 5:40pm.

The next Board of Trustees meeting is scheduled for Wednesday, July 31st at 1:00pm at 49 Summerfield Drive. Residents are welcome to attend but are requested to make their intentions to attend known a couple days in advance in order that the Board may plan accordingly. The Board would appreciate knowing if a resident plans to attend simply to observe the proceedings or what, if any, issue they wish to discuss.

