



at Taft Hill  
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust  
Board of Trustees (BOT)  
Minutes of Meeting (MoMs)  
January 19, 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, Janice and Jeff LaFleur, Cecile Gaigals, Jean and Rodney Girard were also present.

The Board of Trustees monthly meeting was called to order by Pat at 1:05 pm on January 19, 2023.

**1. Open Forum for Resident Issues: None.**

**2. Review of BOT actions since March meeting:**

- a. **EVERY YEAR THE TRUSTEES ARE REQUIRED BY LAW TO COLLECT THE INFORMATION IN THE INFORMATION SHEET AND A COPY OF THE DECLARATION PAGE FROM THE INSURANCE POLICY FOR EACH UNIT. PLEASE COMPLETE THE INFORMATION SHEET AND ATTACH A COPY OF THE DECLARATION PAGE FOR YOUR UNIT INSURANCE POLICY AND DEPOSIT IT IN THE GREEN BOX IN THE MAIL BUILDING BY JANUARY 31, 2023. APPROXIMATELY 65% OF RESIDENTS HAVE SUBMITTED THE INFORMATION. PLEASE SUBMIT YOUR FORM, IF YOU HAVE NOT. THANK YOU.**
- b. The Trustees voted to put \$120,511.70 from Reserves into a 9-month CD at 3.75% interest and to take the penalty for withdrawing \$209,000 from one CD (at 0.34% interest) and \$61,000 from a second CD (at 0.35% interest) combining them into a \$270,000 CD at 4.05% interest for 15 months. The interest for one month at the higher rate will equal the penalty for the withdrawn CD's. This left \$190,900.94 in the Reserves checking account for any potential capital projects in 2023.
- c. The Trustees voted to put \$20,000 from the Operating account into the Reserves for 2022.
- d. Several notices were sent to residents about the collection of the Waste Management containers, arrival of the Pratt containers, collection of old unwanted trash containers by Pratt and the trash collection schedule for Pratt.

**3. Financial Report**

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

- b. Vendor invoices for December have been processed and paid in December 2022 and January 2023.
- c. Checking and Money Market accounts have been reconciled.
- d. After interest for December was recorded, our total Reserves are \$581,156.64.
- e. The Board reviewed and unanimously accepted the monthly financials.

#### **4. Grounds Report**

- a. Welcome Lori-Anne Mortimer to the Grounds Committee!
- b. The irrigation consultant submitted his draft report and met with the Trustees to review it. The final report is expected to be delivered by January 31, 2023.
- c. We have had a total of 2” of snow so far this season and Bill hopes it stays that way.
- d. The Grounds Committee placed about 70 vole traps throughout the community and volunteers have been checking them and are very busy adding bait to them to feed the hungry voles. If you see vole trails (indentations in the ground about 2” wide and 1” deep), please notify Bill Freer.
- e. The Grounds Committee collected the Waste Management green recycling containers and Waste Management collected them from the Mail Building.
- f. THANK YOU to Lori-Anne Mortimer and Pat Stephan for collecting the unwanted waste containers from residents and storing them in the Nicki Way parking area until Pratt collected them.
- g. Pratt distributed a 96-gallon trash container and a 96-gallon recycling container to every unit. THANK YOU to Tony Lombardi and Dan Antonellis for transferring the garbage into the Pratt containers on a very wet and cold Tuesday.
- h. Bill and Marsha are working to get a refund from Waste Management for their failure to collect the trash/recycles in December.

#### **5. Old Business**

- a. Data has been collected for the sound study at 486-502 Douglas Street and is being analyzed for our Appeal of the fueling station approval by Uxbridge’s Planning Board and Zoning Board of Appeals. Pat will follow up on the sound study.
- b. With the downsizing occurring at Amazon, the future of the sortation station at 515 Douglas Street remains uncertain.
- c. Pine Ridge Estates at 354-358 Douglas Street (between Forest Glen and Douglas Street) is 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.
- d. **THANK YOU to Claudia Cataldo for joining the Uxbridge Finance Committee.**
- e. Thanks to Rory St Pierre for pursuing the odor issue with Cresco Labs. As a result of his actions the Town hired a consultant to determine what needs to be done to eliminate the odor and a Hotline (800-285-7232) was established to report odors in our neighborhood.

#### **6. New Business**

- a. 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 we are awaiting a reply.

- b. The Trustees voted to create a committee to investigate solar installations in our community. Tony Rea, Kevin Mulligan, Bob Contursi, Pat Stephan, and Randy Fields were suggested volunteers to join this group.
  - c. After a discussion about software to replace our outdated Quick Books version, the Trustees voted to approve spending \$350 for a 1 year subscription to the new Quick Books.
7. **Resident Work Requests** – One work request was received and approved in the past month. Please remember to let the Trustees know when your project is complete.
8. **Date for Next Meeting** - The next BOT monthly meeting is scheduled for February 15, 2023, at 1:00 pm via ZOOM.
9. **Adjournment** - The Board voted unanimously to adjourn at 5:09 pm.

**SALLY SUMMERFIELD SAYS: In the past year, Mass Save has installed 18” of insulation in several units in Summerfield to help significantly reduce the cost of electricity and gas for air conditioning and heating. To schedule a free home energy assessment contact them at [www.masssave.com](http://www.masssave.com) or call 866-527-7283. They also give rebates on some appliances and heating/cooling equipment.**

**On the Uxbridge website, there is information about the Uxbridge Community Electricity Program that will launch in March 2023. The National Grid rate for electricity is 33.891 cents per Kilowatt-hour and under this program Uxbridge residents will pay only 16.310 cents per Kilowatt-hour. Everyone will be enrolled automatically in this program unless you have opted to join another reduced cost program. If you want more information go to the Uxbridge website or contact the town offices.**