



at Taft Hill
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
March 28, 2022**

Board members present via ZOOM: Paul Balutis, Marsha Bourgeois, Randy Fields, Cecile Gaigals, and Pat Stephan. Bill Freer, Chair of the Grounds Committee; Jan Amerault, Chair of the Activities Committee; Evelyn Marchand, Bob Howard, Pat Simounet, Charlene Lombardo and Greg L’Hommedieu were also present.

The Board of Trustees monthly meeting was called to order by Pat at 1:00 pm on March 28, 2022.

1. Open Forum for Resident Issues:

- a. Bob Howard proposed a change to Rule 32 adding the following sentence: “In no case shall a violation be assessed to a new condo owner for the action or inaction by a previous condo owner.” After much discussion, the Trustees decided not to change Rule 32.
- b. Evelyn Marchand asked that something be done about the moss growing between 30 and 32 Nicki Way. Bill Freer will discuss it with our Lawn Maintenance Contractor to see what can be done.
- c. Evelyn Marchand also requested that the pavement bump caused by the water/sewer pipes leading to Forest Glen be modified/reduced like the Eversource work on Taft Hill East. Pat Stephan will discuss it with Forest Glen at the appropriate time.
- d. Jan Amerault reviewed some of the activity plans for this year and asked for time at the Annual Meeting to get input from Residents. She also requested space in the Mail Building for announcements about upcoming events. The glass enclosed bulletin board at the south end of the Mail Building and a small easel will be used to display information about Activities planned for the neighborhood. Sign up sheets on the Mail Building door will be moved to the new space. Announcements will be sent to Residents through the BOT. **THE NEW COMMITTEE HAS SOME GREAT IDEAS, SO PLEASE CONSULT THE SIGN UP SHEETS!**
- e. Pat received a complaint about cannabis odors in the neighborhood from Roger Leroux and he will consult with the Selectmen and contact Cultivate about them (skunk smell in the neighborhood).

2. Review of BOT actions since February meeting:

- a. THANK YOU to Cecile for organizing the vendor contact information on the north wall of the Mail Building.
- b. THANK YOU to Pat and Bill Freer for updating the contractor list on our website and placing the 2022 Waste Management Holiday list on the bulletin board in the Mail Building.
- c. A contract was signed with Weiner and Rice, LLC to prepare our taxes for 2021 and review our financial records.

3. Financial Report

- a. All financial reports as of February 2022 have been given to the BOT.
- b. Vendor invoices for January have been processed and paid in February and March 2022.
- c. Checking and Money Market accounts have been reconciled.
- d. After interest for February was recorded, our total Reserves are \$597,339.82.
- e. A CD was renewed for 24 months at 0.35% interest.
- f. The Board reviewed and unanimously accepted the monthly financials.

4. Grounds Report

- a. New street signs have been received and are scheduled for installation during April by the Grounds Committee.
- b. The Grounds Committee plans to inspect the property for any damages caused by the snow removal crews. Residents should notify the Grounds Chairman (508-272-5581/wmtfreer@charter.net) or the BOT about any damage. Thank you.
- c. Bill will obtain updated Insurance from all vendors and send them to the Secretary for filing.
- d. The snow stakes have been removed from the Mail Building parking lot. **PLEASE DO NOT DRIVE OVER THE PARKING LOT BUMPERS!**
- e. The Grounds Committee will do repairs on the bumpers this summer.
- f. **THE BOT HAS BEEN USING THE "TIME -SENSITIVE INFORMATION" SYSTEM (REVERSE 911 SYSTEM) TO NOTIFY RESIDENTS OF NEIGHBORHOOD ISSUES. THIS SYSTEM IS NAMED DCS AND THE PHONE NUMBER IS 800-679-0847. WHEN YOU GET A CALL FROM THIS NUMBER, PLEASE SAY "HELLO" AND WAIT 5 SECONDS FOR THE MESSAGE TO BE DELIVERED. YOU CAN PROGRAM YOUR PHONE TO SHOW "BOT CALLING" OR "REVERSE 911" TO HELP YOU REMEMBER THIS IN THE FUTURE.**

5. Old Business

- a. THANK YOU to Ethel and Roger Leroux for removing all of the tape from the Mail Building entrance door.
- b. Since Mr. Yatim acquired the 486 Douglas Street property, he has had the trees removed. Pictures of this have been sent to our Attorney. We are investigating a sound/noise study for the area and taking video of the traffic through the trees. Currently, no date has been set for the Summary Judgement hearing.
- c. The Amazon building is expected to start operation in December.
- d. Campanelli plans to build rotaries on Route 16 on each side of the Route 146 interchange and work is expected to begin this spring.

- e. Pine Ridge Estate at 354-358 Douglas Street (next to Forest Glen) has been sold to 47 Dodge Deco LLC for development of single-family residences. Plans for the development will be reviewed by the Zoning Board of Appeals and Conservation Commission.
- f. The Selectmen are looking for volunteers to participate in the Town Committees/Boards. If you are interested, please contact the Selectmen's office in Town Hall.
- g. THANK YOU to Pat Stephan for helping many Unit Owners file for abatements on their Real Estate Taxes. The Tax Assessor has 3 months to respond to the abatement requests for next tax year. Pat will be discussing the matter at the Selectmen meeting on March 28, 2022.
- h. Residents can request up to 3 free COVID tests at the Senior Center.
- i. **OUR ANNUAL MEETING IS SCHEDULED FOR 9:30 AM ON APRIL 9, 2022, AT VALLEY CHAPEL SO PLEASE MARK YOUR CALENDARS.**

6. New Business

- a. Plans for the Annual Meeting were reviewed.
- b. We are seeking candidates for 3 Trustee positions. Each Unit Owner received information about the positions and a form to submit to run for the position. Unit Owners run for the Board of Trustees and the Trustees elect the Officers at the first meeting. **PLEASE CONSIDER RUNNING.**

7. Resident Work Requests – Five work requests were received in the past month with three approved and two in process. 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 April 20 at 1:00 pm at 49 Summerfield Drive.

9. Adjournment - The Board voted unanimously to adjourn at 3:31 pm. Executive Session began at 3:31 pm and adjourned at 3:50 pm.

SALLY SUMMERFIELD SAYS: Spring is near, and Resident's thoughts turn to beautification of their Units! Please be sure to submit a WORK REQUEST for any work planned.