



at Taft Hill  
1 Summerfield Drive Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust  
Board of Trustees (BOT)  
Minutes of Meeting (MoMs)  
October 26, 2020**

Board members on the videoconference: Paul Balutis, Marsha Bourgeois, Randy Fields, Cecile Gaigals, and Pat Stephan. Bill Freer, Chairman of the Grounds Committee, was present. Residents Charlene and Tony Lombardo, Pat Simounet, Marilyn Tesell, Bob Howard, Bob Contursi, and Roger Messier were also on the videoconference.

The Board of Trustees monthly meeting was called to order by Pat at 3:08 pm on October 26, 2020.

**1. Review of BOT Actions since August meeting:**

- a. Two Trustee Updates were sent regarding progress with the Amazon and gas station projects through the Town Boards and Commissions.
- b. THANK YOU to the many neighbors who participated in the Conservation Commission, Zoning Board of Appeals, and Planning Board Zoom meetings. All of these groups approved the Amazon warehouse at 515 Douglas Street and the gas station at 502 Douglas Street.
- c. A ZOOM meeting was held with our Attorney to discuss options after the gas station project was approved by the Town. Our Attorney explained that as abutters, we have standing because we are affected by the decisions and we can appeal the decisions of the Planning Board and the Zoning Board of Appeals. Several bases for an appeal were discussed. The cost for this process was within the originally allotted funds for engaging the Attorney and the wait time for a trial is currently 3-4 years. During this time, we can negotiate with the Applicants, decide to withdraw the case, or wait for trial. With an uncertain trial outcome, our Attorney did not believe that the Applicant would start construction on the project. The Trustees voted to approve filing the appeal in Superior Court.
- d. Survey Monkey responses indicated strong support for appealing the Town Board decisions regarding the gas station. The major concern was about the cost.

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

**3. Financial Report**

- a. All financial reports as of September 2020 have been given to the BOT.
- b. Vendor invoices for September have been processed and paid in September and October.
- c. Checking and Money Market accounts have been reconciled.
- d. After all interest for September has been recorded, our total reserves are \$620,660.73.

- e. A CD will be renewed for 7 months in hopes interest rates will be higher soon.
- f. The Board reviewed and unanimously accepted the monthly financials.
- g. Approximately \$13,000 has been spent on attorney fees to oppose the gas station project.
- h. ACTION: Marsha will prepare the 2021 Budget and a cash flow analysis through December 2020 for BOT review in the next 2 weeks.

#### 4. Grounds Report

- a. You may have noticed that the sewer and catch basin repairs are underway. They should be completed by the end of November. **Please be careful during this process!**
- b. Guardrail work at the West entrance is expected to occur in early November.
- c. Many trees and large limbs have fallen during storms requiring removal this Fall.
- d. Our irrigation system was shut down last week, so it is safe to clean any irrigation water stains from your unit. The fence at Well #2 will be cleaned during the next 2 weeks.
- e. Cleaning of the 3 detention ponds is scheduled to occur in November.
- f. THANK YOU to Bill Freer, Tony Lombardo and Paul Cnossen for repainting and caulking the concrete bumpers at the Mail Building. **Please do NOT try to drive on them!**
- g. Although the parts arrived, they were the wrong parts for the streetlight at the corner of Taft Hill Lane and Summerfield Drive. They will have to be reordered. GOOD THINGS TAKE TIME!
- h. Mowing will end on October 27, followed by Fall Clean-up. This will be a 2-step process with the second stage occurring before Thanksgiving. The ornamental grasses will be cut during the clean-up. Carlino has quoted on a multi-year contract for lawn maintenance.
- i. **AFTER THE FALL CLEAN-UP, PLEASE CHECK YOUR UNIT FOR ANY DAMAGE CAUSED BY THE LANDSCAPING CREWS AND REPORT IT TO BILL FREER.**
- j. ACTION: Trustees will evaluate removing some pine trees along Andrews Drive next year based on budget and arborist input.

#### 5. Beautification Committee

- a. The Beautification Committee has been removing weeds and trimming bushes in multiple common areas in the past few weeks but plans to stop for the winter. They make our community BEAUTIFUL! THANK YOU!

#### 6. Old Business

- a. The Conservation Commission, Zoning Board of Appeals and Planning Boards approved the Amazon warehouse at 515 Douglas Street and the gas station at 502 Douglas Street.
- b. In 2018, Campanelli and MassDOT agreed to build rotaries at the entrance/exit of the Route 146 and Douglas Street intersection to handle the truck traffic from Medline. They are proposing a left turn lane at the Amazon entrance for the traffic coming from Route 146.
- c. **PLEASE WEAR A FACE MASK WHEN ENTERING THE MAIL BUILDING! PLEASE DO NOT ENTER WHEN ANYONE ELSE (ESPECIALLY THE MAIL PERSON) IS IN THE BUILDING, AS WE ARE REQUESTING SOCIAL DISTANCING. THE WINDOWS WERE OPEN FOR THE SUMMER, BUT DURING WINTER, THE WINDOWS WILL BE CLOSED SO THE MAIL BUILDING BECOMES AN ENCLOSED AREA.**

- d. THANK YOU to those who responded to the House and yard inspection by addressing the issues observed with your Unit! It keeps our neighborhood looking beautiful.

**7. New Business**

- a. A Special Meeting of Residents was discussed and will be reviewed monthly as the pandemic progresses.
- b. **REMINDER: EAST NATIONAL WATER IS REPLACING WATER METERS IN OUR NEIGHBORHOOD. PLEASE MAKE AN APPOINTMENT BY CALLING 1-800-252-8556, IF YOU HAVE NOT ALREADY DONE SO. THANK YOU.**

**8. Resident Work Requests** – Four work requests were received and approved in the past month.

**9. Date for Next Meeting** - The next BOT monthly meeting (videoconference) is scheduled for November 17 at 1 pm. Information about how to join the videoconference will be sent just prior to the meeting.

**10. Adjournment** - The Board voted unanimously to adjourn at 4:03 pm. At 4:04 pm the Board went into Executive Session and it ended at 5:03 pm.