



At Taft Hill

1 Summerfield Drive, Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
June 20, 2024**

The meeting was held in-person at 49 Summerfield Drive. Those present: Pat Stephan, Marsha Bourgeois, Bob Contursi, Pat Simounet and Bill Freer. Bill Freer is also the Grounds Committee Chair.

The Board of Trustees monthly meeting was called to order by Pat Stephan at 1:00 pm on June 20, 2024.

- 1. Report of BOT actions since the May meeting:** The BOT met at 44 Andrews Drive on June 11, 2024 at 3:30 pm to address the flag policy. A vote was taken to contact our attorney regarding Rule 34.
- 2. Financial Report and BOT review of monthly expenditures**
 - a. The May 2024 Financial Reports have been given to the BOT.
 - b. The next CD renewal date will be August 7, 2024.
 - c. The Board reviewed and accepted the available monthly financials. The reserve financials will be provided later
 - d. Cash Flow is still good, even with expenses exceeding income for the month.
 - e. The Quickbooks transition from Desktop to Online version is still proceeding. Marsha will continue to seek help in the transition to Quickbooks Online.
 - f. The total reserves for May are \$630,032.45.
- 3. Grounds Committee Update.**
 - a. Mulch was added to several Common Element areas identified by the Beautification Committee.
 - b. Areas around new decorative trees waiting for loam and seed will have to wait until the first week of September to ensure success of planting new grass.
 - c. The mulch and plantings at Summerfield Dr. and Taft Hill Lane will be cleaned up within the next week.
 - d. Due to the extreme heat, Dowding raised the mower cutting height by a ½ inch on the east side. Depending on weather conditions next week, lawn cutting may be canceled on the east side.
 - e. Irrigation is running on both the east and west sides of Summerfield. It has been noted by east side residents that the water pressure appears to drop during the watering cycle.
 - f. The water flow and pressure will be measured at both wells on the east side.

- g. After many years of service in keeping our mailroom spotless, the baton has been passed from Roger and Ethel Leroux to Tony Lombardo starting this June. Tony identified that there were many accumulated items in the back room that have never been used or haven't been used in the past 10 years and it was time to clean house. Many items were identified as useless trash, but there are several items that were placed in the email room lobby of possible value that are available (for a small donation to the Activities Committee or Beautification Committee) to any resident.

4. Date of next BOT meeting - July 25, 2024 at 1:00 pm at 49 Summerfield Drive.

5. Old Business

- a. The Activities Committee has a location pending for the Christmas lunch.
- b. The Truck Stop trial for 502 Douglas is due to begin July 17, 2024 at 9:00 am. It is a Civil A session to be heard in Courtroom 20 on the 4th floor at the Worcester District Court.
- c. Other than some cars going into and out of the Amazon, there does not seem to be much activity.
- d. Work continues at the development project at 354/358 Douglas St. where there has been some blasting heard by Summerfield residents.
- e. The BechtBT Reserves study has been completed and reviewed by the BOT.
- f. The DPU single parcel, net metering and MA condo regulations development regarding solar panels continues, but has not yet been completed.

7. New Business

- a. Flag Decorum: The Trustees specifically asked our condo attorney if a USA flag could be flown upside down at Summerfield. She stated that Rule 34 prohibits flying a flag upside down based on the language in Rule 34 and a specific reference in the rule to the US Flag Code as a guideline for flag decorum.

8. Resident Issues

- a. The BOT addressed several emailed issues from residents.
- b. To date this June, we have received three new resident work requests. Two requests have been approved, while one is awaiting further information.
- c. Sally Summerfield – It has been several years since it was last recommended to residents have a general radon test performed in their units. It is recommended that a test should be performed to determine possible excessive radon in your unit. Some units recently sold are installing radon mitigation systems based on radon tests conducted during the sales process.

9. Adjournment – the Board voted to adjourn at 4:00 pm.