



At Taft Hill

1 Summerfield Drive, Uxbridge, MA 01569

## **Summerfield at Taft Hill (SATH) Condominium Trust**

### **Board of Trustees (BOT)**

### **Minutes of Meeting (MoMs)**

**November 20, 2024**

Board members present: Pat Stephan, Marsha Bourgeois, Bob Contursi, Pat Simounet and Bill Freer. Bill Freer is also the Grounds Committee Chair. Matt Harney with Brentwood Irrigation was also in attendance.

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

**1. Brentwood Irrigation:** Matt Harney and the BOT discussed irrigation plans/goals. Matt will research information and report back to the BOT in the coming months.

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

- a. The second round of unit inspection warning and fine letters have been sent out.
- b. The Beneficial Interest paperwork required by the Transparency Act has been filed.

**3. Financial Report**

- a. All financial reports as of October 2024 have been given to the BOT.
- b. Vendor invoices for October have been processed and paid in October and November.
- c. Checking and CD accounts have been reconciled.
- d. After interest for October was recorded, our total Reserves are \$613,760.79.
- e. The Board reviewed and unanimously accepted the monthly financials.
- f. The next CD renewal date is January 2025.
- g. QuickBooks Online has been running smoothly.
- h. The 2025 Budget has been approved.

**4. Grounds Report**

- a. Fall cleanup has begun and should be finished by 11-22-24, depending upon the rain.
- b. Irrigation has been shut down for the year.
- c. New contracts have been approved and signed with TruGreen for lawn fertilization/weed control for 2025 in addition to aeration and overseeding lawns in the fall of 2025. A new 3-year winter maintenance contract with JR Dowding, and a new 3-year contract with Brentwood Irrigation have also been approved and signed.

## 5. Old Business

- a. **The Holiday Party on December 14, 2024 at Blissful Meadows is quickly approaching! Please sign up and pay for the meal by November 30, 2024. Checks are to be made out to Marsha Bourgeois and placed in the green box in the mailroom.**
- b. It has been noted a couple of tractor trailer cabs have been parked along Rt 16, likely waiting to go to the Amazon site. This issue will be discussed with the police chief.
- c. Construction continues at Pine Ridge, at 354/358 Douglas St.
- d. Truck Stop: All testimony has been heard. The attorney closing arguments will be January 24, 2025 at the Worcester Superior Court.
- e. There is no new information regarding the DPU single parcel rule legislation.
- f. Unit exterior re-inspections were completed, and new letters have been sent. **To help facilitate the cleaning of the sprinkler caused “rust” from unit siding, the BOT will make the Goof Off Rust Aid available to residents through a request sent to the Grounds Committee Chair (Bill Freer).**
- g. A new General Liability policy for Summerfield has been approved.

## 6. New Business

- a. Reminder – please file a Work Request for exterior unit changes or the need for a dumpster.
- b. As winter approaches, a reminder that roads will be plowed at 1” of snow and sidewalks shoveled at 2” of snow.
- c. The BOT continues to look for a backup bookkeeper, and any other applicants for Grounds Committee Chair. If interested or for more information, please send an email to the BOT email address.
- d. **The Town will hold a Special Town Meeting on Tuesday, December 10, 2024 at 7:00 pm in Valley Chapel. The meeting is in regard to the Cable TV used by the town to broadcast its meetings.**

## 7. Resident Issues

- a. Residents should not be moving the speed bumps.
- b. Two work requests were received. One was approved, one was denied.
- c. **Sally Summerfield** – The Uxbridge electricity program rate is decreasing from 0.1631 per kWh to .1370 per kWh. If you are currently enrolled in the program, you do Not need to do anything. The new rate will be shown on your bill the end of January 2025.

8. **Date for Next Meeting** – December 16, 2024 at 1:00 pm at 49 Summerfield Drive.

9. **Adjournment** – The Board adjourned at 4:25 pm.