



At Taft Hill

1 Summerfield Drive, Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Meeting of Minutes (MoMs)
September 19, 2024**

Board members present at 49 Summerfield Dr: 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 at 1:00 pm on September 19, 2024.

1. Open Forum for Resident Issues – no issues reported.

2. Review of BOT actions since the August meeting:

- a. A new bookkeeper was hired for Summerfield at Taft Hill (Nancy Freer).
- b. One work request was denied.

3. Financial Report

- a. All financial reports as of August 2024 have been given to the BOT.
- b. Vendor invoices for August have been processed and paid in August and September.
- c. Checking and Money Market accounts have been reconciled.
- d. After interest for August was recorded, our total Reserves are \$609,255.89
- e. The Board reviewed and accepted the monthly financials.
- f. The next CD renewal dates are January, March and April 2025.

4. Grounds Committee Update

- a. Despite the lack of rain, our sprinklers are keeping the lawns green.
- b. There has been what appears to be grub activity on Taft Hill Lane near the mailroom and the top of the hill. Grounds will do a site walk and contact TrueGreen for treatment.

5. Date of Next BOT Meeting: October 17, 2024

6. Old Business

- a. The Activities Committee reported that the Christmas Party plans are still being discussed. They hope to have Yummies in October.
- b. **Truck Stop Trial** is scheduled for Friday, September 27, 2024 at the Worcester District Courthouse, Court Room 20, 4th floor. Contact the BOT for trial start time and if you would like a ride.
- c. Amazon is up and running. Be aware of the increased traffic along Rt. 16.
- d. The Pine Ridge neighborhood construction is ongoing with no apparent issues.
- e. Irrigation: Brentwood will be out to fix a broken sprinkler head on Andrews, look at one control panel with 2 malfunctioning circuits, and fix a few sprinkler systems.
- f. DPU single parcel rule, net metering and MA condo legislation discussion is ongoing.
- g. Dryer Vent cleaning- over 60 people signed up for this cleaning. Invoices have been sent by the company to be paid by check or credit card. The company expects to begin around October 9, 2024. *Please contact the company for other dryer cleaning work you want done.
- h. Debit cards available to the BOT for board expenses.
- i. Unit re-inspections are in process, fine letters will be sent for items not corrected.

7. New Business

- a. Gas pipes – residents are responsible to paint the portion of the pipe from the meter coupling and along the pipe section into your house.
- b. Water meter – each homeowner should be aware of their water usage. The Uxbridge Water Division is aware of our concerns.
- c. Budget preparation for 2025 is underway.

8. Resident Issues

- a. Work Requests - 3 work requests were received and approved.
- b. Our fire hydrants will be tested on October 3, 2024.
- c. **Sally Summerfield:** It's almost time to change the batteries in smoke and carbon monoxide detectors. Check the expiration on your alarms. As these alarms expire, new units should be purchased and installed to keep you safe. (please see the contractors list on the website or in the mail room should you require help with your smoke alarms).

9. Adjournment - The Board voted unanimously to adjourn at 3:40 p.m.