



At Taft Hill

1 Summerfield Drive, Uxbridge, MA 01569

Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
May 16, 2024

The meeting was held 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. Resident Cecile Gaigals also attended.

The Board of Trustees monthly meeting was called to order by Pat at 1:30 pm on May 16, 2024.

- 1. Open Forum for Resident Issues:** It was noted that there is standing water off Taft Hill Lane at the top of the hill. The culvert will be checked for drainage issues.
- 2. Financial Report and BOT review of monthly expenditures:**
 - a. All financial reports as of April 2024 have been given to the BOT.
 - b. The April CD was renewed @ 5% for 8 months. The next CD renewal date is May 2024, and renewal rates are being reviewed for the best interest rate.
 - c. The Board reviewed and accepted the monthly financials.
 - d. The Quickbooks transition from Desktop to Online version is proceeding well.
 - e. After interest for April was recorded, our total Reserves are \$629,364.43.
- 3. Grounds Committee Update**
 - a. With no winter damage to Summerfield grounds, the funds withheld in payment as per our retention provision has been returned to J.R. Dowding.
 - b. Mulch will be added to all LCE areas shortly. Grounds and Beautification will identify Common Element areas to receive new mulch.
 - c. Grounds is obtaining an estimate to repair some lawn areas where decorative trees and 2 pine trees were removed.
 - d. Brentwood Irrigation has repaired damages to 3 lines that were located under tree stumps and damaged when removing the stumps.
 - e. All 4 of our wells have been inspected. Wells 1 and 4 started up and were successfully flushed. Well 2 had a damaged water pipe replaced. Well 3 has a severely leaking bulb valve needing to be replaced before start up and flushing. Irrigation on both the west and east sides should start up soon.
 - f. Future irrigation improvements were discussed with Scott Baker (former principal of Brentwood Irrigation. He will research several aspects to determine cost for desired improvements to the east side.

- g. All stumps from the decorative trees cut down last fall have been removed. Residents had a choice from 4 tree varieties, which have been planted, and owners advised of the importance of watering. Upon inspection the trees look healthy and have started to bud.

4. **Date of next BOT meeting:** June 20, 2024 at 1:00 pm at 49 Summerfield Drive.

5. Old Business

- a. Yummies was here on April 24, 2024. The food was good, the weather pleasant, and a great turnout of residents to enjoy it all. Thanks to our Activities Committee!
- b. The construction continues for the development at 354-358 Douglas St. If they intend to blast, we will not be notified as we are not a direct abutter. There is nothing new regarding the fueling station at 502 Douglas St.
- c. Amazon appears quiet, with only a few cars going in and out of the site.
- d. The BechtBT Reserves Study is being compared to the prior report.
- e. There is no new information regarding the issue of solar panels.
- f. The mail room will now be cleaned by Tony Lombardo effective June 1, 2024. Thank you Tony for stepping up!

6. New Business

- a. The Uxbridge Town Meeting May 14-15 has been completed. The school budget vote did not pass. *There will be a follow up Special Town meeting with the presentation of a revised budget and new vote possibly in June.
- b. Summerfield Insurance policies are being updated.
- c. The Beautification Committee extends thanks and appreciation to the new residents who joined the committee to trim back the bushes overgrowing the rocks on the slope behind the mailroom! Everyone did a great job trimming back the bushes.



- d. Before the June meeting, Board members will perform the annual property inspections throughout the neighborhood. You may see them walking behind or between your homes.

7. Resident Issues

- a. Resident comments or questions – none.
- b. Work requests status - Since April, 10 resident work requests have been received. 8 were approved with 1 completed. 1 request was partially approved, 1 current request is pending.
- c. Sally Summerfield: please refer to the Uxbridge water ban that began May 1, 2024 posted on the Uxbridge website: www.uxbridge-ma.gov/public-works. Information is listed under the Water Division tab.

9. **Adjournment** – the Board voted to adjourn at 4:05 pm, then entered executive session.