



At Taft Hill

1 Summerfield Drive, Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
August 22, 2024**

Board members present at 49 Summerfield Drive: Pat Stephan Marsha Bourgeois, Bob Contursi, Pat Simounet and Bill Freer. Bill Freer is also the Grounds Committee Chair. Residents also in attendance: Randy Bloem, Joe Marchand, Will Moore.

The Board of Trustees monthly meeting was called to order by Pat at 1:00 pm on August 22, 2024.

1. Open Forum for Resident Issues

- a. Randy Bloem stated he appreciated all the work done by the board. He also inquired if he needed a work request to clean up/add to an existing planter in the CE to the rear of his unit.
- b. Joe Marchand inquired about the trimming of tree limbs from the canopy behind his unit. Grounds will take a look at the issue in the fall.
- c. Will Moore inquired about stone for his front LCE.
- d. Issue of dogs going on residents' lawns was brought up. Residents are asked to refrain from letting dogs do their business on the lawns of other residents.

2. BOT actions since July

- a. Our attorney was contacted regarding a resident issue.

3. Financial Report

- a. July 2024 Financial Reports have been given to the BOT
- b. All vendor invoices have been processed and paid for July and August.
- c. After June interest was recorded our total reserves are \$629,615.16.
- d. Quickbooks is still being transitioned to the online version.

4. Grounds Committee Update

- a. Mass Tree & Stump removed 2 pine trees closest to the mailroom building. They also removed the damaged tree on Nicki Way that was hit by lightning. In addition, several trees were trimmed in the neighborhood as requested by Grounds. JR Dowding added loam and seed to several areas where new trees were installed or taken down, ex. pine trees at the Mailroom.
- b. Irrigation is running smoothly on both the East and West sides.

5. Date of next BOT meeting: September 19, 2024 at 1:00 pm

6. Old Business

- a. The activities committee is trying to get Yummies to come back when they are done in Maine. **The Activities Committee is looking for help! Please contact Marsha Bourgeois or Janet Amerault for more information.**
- b. 502/486 Douglas St - Truck Stop – 3 days were spent in court this week and the judge visited our property and the truck stop site. The next court date is September 27, 2024 when Summerfield residents Randy Fields and Pat Stephan, Jim Smith from the planning Board and an expert witness are expected to testify.
- c. 515 Douglas St – Amazon – there continue to be more vehicles entering and leaving the site.
- d. 354/358 Douglas St – Pine Ridge- blasting is ongoing at this project.
- e. Irrigation status: Brentwood will be in to talk to the BOT close to the shutdown of the system in the fall to discuss upgrades to our irrigation system.
- f. Forest Glen may have a transition to include owners on their Board of Trustees by the end of 2024. They have reached out to our Board for advice about the transition.
- g. DPU single parcel rule related to distributed generation (e.g. solar panels) – DPU held a meeting with National Grid, solar contractors and other interested parties. They are asking for more comments regarding the issue before they finish writing the regulations.
- h. Pat Stephan is working with Dryer Vent Wizard on a discounted dryer vent cleaning arrangement for Summerfield residents. A sign-up sheet with information will be put up in the mailroom in the near future.
- i. BOT debit card changes are being made to avoid use of personal credit cards by Trustees.

7. New Business

- a. Exterior unit inspections have generally been completed, and warning letters have been sent. Many residents have taken care of their issues. Reinspections will be done before the next meeting and fines will be issued for those rule infractions

which have not been addressed by owners (a few exceptions will be made for residents who have contacted the board about special circumstances).

- b. Tree funding for major tree canopy trimming expenses will be included in our future Capital Reserves budget.

8. Resident Issues

- a. Will Moore discussed stone colors and size with the BOT.
- b. Two work requests have been received, one approved, one needing further information.
- c. A motion was passed that fines can be and will be assessed if work requiring a work request is or has been done without a work request being received by the Grounds Committee.
- d. A motion was passed to “freeze” specifications for stones currently used within the Summerfield neighborhood as of August 23, 2024. Subsequent work requests to install stones must reference where the stone is currently being used.

9. Sally Summerfield

- a. Gas Pipe painting or inspection- call Eversource’s contractor: O’Mark, Telephone #888-644-8445.
- b. Per Rule 18, all dog waste must be picked up and removed immediately. There has been a complaint about an individual allowing their dog to go on the complainant’s lawn.

10. Executive Session – the BOT went into executive session about 4:00 pm.