



At Taft Hill

1 Summerfield Drive, Uxbridge, MA 01569

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

**Board of Trustees (BOT)**

**Minutes of Meeting (MoMs)**

**July 25, 2024**

The meeting was held on Zoom. Those present: Pat Stephan, Marsha Bourgeois, Bob Contursi, Bill Freer and Pat Simounet. Bill Freer is also the Grounds Committee Chair. Resident William Moore also attended.

The Board of Trustees monthly meeting was called to order by Pat Stephan at 1:00 pm.

1. Report of BOT actions since the June meeting: The BOT met at 49 Summerfield Drive on July 18, 2024 to discuss resident issues. A vote was taken to contact our attorney.
2. Financial Report and BOT review of monthly expenditures
  - a. The June Financial Reports have been given to the BOT.
  - b. The next CD renewal date is August 7, 2024. A vote was passed to put \$55,000 into a new CD at the best rate available, and move \$50,000 into the checking reserve account.
  - c. The Board reviewed and accepted the monthly financials.
  - d. Quickbooks is still being transitioned to the Online format. The Capital Reserve account was placed, by Quickbooks, into Quickbooks Online Advanced, incurring extra cost. An alternative accounting approach for Reserves using the existing subscription is being studied to avoid extra costs.
  - e. Total reserves for June are \$580,678.88.
3. Grounds Committee Update:
  - a. Irrigation is running smoothly on the west side. Irrigation on the east side is still down. Last week Well #3 had the motor/piping/electrical line/miscellaneous components removed (bladder tank) and/or disconnected. Well #3 was also fracked. This week the new motor/piping/electrical lines were installed in Well #3. We are cautiously optimistic that the remaining components will be installed this week.
  - b. The mailroom back room has been cleaned up for the first time in over ten years. Many items of no value were disposed of (thank you Ed Pighetti for allowing those items to be disposed of in your dumpster). Other items of limited value were picked up and disposed of at no cost to Summerfield.
  - c. Two separate tent canopies that were stored in the backroom had not been used in years. Pat Stephan ran an ad for these items where a buyer was found and the items sold for \$125. That amount was then donated to the Summerfield Activities Committee... thanks Pat!
  - d. Beautification members have worked a couple of times, early in the day due to the heat.

4. Date of next BOT meeting – August 22, 2024 at 49 Summerfield Drive.

5. Old Business

- a. The Activities Committee has engaged Blissful Meadows Golf Club, Uxbridge, MA for the Summerfield Holiday Lunch on December 14, 2024 at 12:00 pm.
- b. Truck Stop updates: the attorneys will meet with the judge on August 5, 2024 to discuss pretrial motions. The next trial date is August 19, 2024 at 9:00 am. We would welcome as many residents who would like to attend. Please let the BOT know if you need a ride, which will leave at 8:00 am.
- c. There have been more cars seen at the Amazon site. We have no update as to what the activity means.
- d. The project at 354/358 Douglas St does not seem to be impacting our neighborhood at this time.
- e. Our irrigation system improvements are still being studied with our contractor.
- f. DPU single parcel rule- there will be a DPU meeting on August 12th, regarding net metering and the single parcel rule changes affecting solar panels.

6. New Business

- a. Exterior Unit inspections have been completed. Residents not in compliance will receive a letter within the next week or so. In general, there are many units that have weeds in their mulch beds, among the stones (if you have stones rather than mulch), and in the patio stones. It is the home-owner's responsibility to keep these areas weeded.
- b. Dryer vents should be inspected about every 5 years or so and then cleaned, if necessary. Pat Stephan will have his vent inspected and cleaned to evaluate the contractor. He will discuss with the contractor a possible “group” rate if enough residents were to sign up during a specified time period. More info to come..
- c. The BOT will write and agree upon a debit card use policy for board expenses.

7. Resident Issues

- a. Four work requests were received and approved.
- b. Sally Summerfield – natural gas pipe maintenance & safety concerns  
**During unit inspections, it was noted that several gas pipes leading into homes have become rusty. It is the unit owner's responsibility to remove the rust then paint the pipe section that is between the meter and entering the unit. Prior gas leaks leading to dangerous conditions have been found due to pipes not being maintained.**

8. The Meeting was adjourned at 2:35 pm.