



At Taft Hill

1 Summerfield Drive, Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
April 18, 2024**

Board members present: Pat Stephan, Marsha Bourgeois, Bill Freer, Bob Contursi and Pat Simounet. Bill Freer is also the Chair of the Grounds Committee.

The Board of Trustees Monthly meeting was called to order by Pat at 1:00 pm on April 18, 2024.

1. Election of Officers:

- a. **Chair - Pat Stephan**
- b. **Vice-Chair - Marsha Bourgeois**
- c. **Treasurer - Bob Contursi**
- d. **Secretary - Pat Simounet**
- e. **Member-at-Large - Bill Freer**

2. Open Forum for Resident Issues: None.

3. Report of BOT actions since March meeting: Annual Meeting on April 6, 2024.

4. Financial Report

- a. All financial reports as of March 2024 have been given to the BOT.
- b. Vendor invoices for March have been processed and paid in March and April of 2024.
- c. Checking and Money Market accounts have been reconciled.
- d. The Board reviewed and unanimously accepted the monthly financials.
- e. The next CD renewal dates are May 2024, August 2024 and January 2025.
- f. The Trustees voted to roll the April renewal amount into the highest interest rate at Savers or Unibank.
- g. Quickbooks has now gone on-line. Marsha is quickly learning the differences from the prior offline system. The backup bookkeeper will also learn the ins and outs of the on-line Quickbooks system.

5. Grounds Report

- a. We will be receiving a rebate back from our snow removal contractor, as we did not exceed 30 inches of snow.

- b. JR Dowding (our new landscaping contractor) has completed Spring Cleanup. Some excessive mulch has been removed in LCE and selected CE areas. New mulch will be applied to LCE and limited CE areas beginning in May.
- c. Our irrigation contractor has ordered the new replacement filter for Well No 3, and will install it prior to irrigation startup in May.
- d. Mass Stump and Tree will shortly begin stump removal of decorative trees that were removed last fall. Residents who had their decorative tree removed have been contacted and have selected new replacement trees.
- e. Grounds and Beautification met to discuss plans for maintaining selected CE areas. Also discussed was the future of the pine trees by the mailroom.
- f. Grounds Committee will meet Monday April 22nd to do a complete site walk through Summerfield to identify potential snow plow damage or other issues.

6. Date of next meeting - The next BOT monthly meeting is scheduled for May 16th, 2024 at 1:30 pm at 49 Summerfield Drive.

7. Old Business

- a. Activities Committee - nothing is planned at this time
- b. The Planning/Zoning Appeal regarding the fueling station at 502 Douglas St is delayed until July 17-19 at the Worcester Superior Courthouse. Residents are welcome to attend the proceedings.
- c. No new news regarding the Amazon Sortation facility and if they will startup.
- d. Major land clearing has been done at the 354/358 Douglas Street Project.
- e. BechtBT Reserves Study - The 2024 draft report has been received and is under review.
- f. Mail room security - discussion about possibly a new outgoing mailbox, no decision has been made.

8. New Business

- a. Comments regarding the single parcel rule for solar installations will be made to the DPU.
- b. **The UXBRIDGE TOWN MEETING is May 14, 2024.** There is a large increase requested for the town budget, which will impact town property taxes and water/sewer Rates. Pat Stephan submitted a Citizens' Petition related to establishing a town Mission Statement, which is warrant article 30.
- c. DPU Road show - no plan to participate
- d. Mail Room Cleaning opportunity - the BOT is looking for a resident to clean the mail room. This is a paid position If you are interested, please send an email or drop a note in the Mailroom green box to: Summerfield BOT.

9. Resident Issues

- a. Resident work requests - none.
- b. Resident comments/questions regarding agenda - none.
- c. Sally Summerfield - This is a reminder to complete spring maintenance tasks. There are 17 task suggestions on the summerfieldatthill.com website under the "In General Heading.

10. Adjournment - The Board voted unanimously to adjourn at 4:30 pm.