



At Taft Hill

1 Summerfield Drive, Uxbridge, MA 01569

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

Board members present: 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 December 16, 2024

**1. Open Forum for Residents:**

- a. There has been an ongoing issue with loud music, free roaming dogs, fires, and ATVs in the wetlands with the tenant of 486 Douglas Street. A dialog has been started with the tenant. Residents are reminded to call the Fire Department for issues with outside burning during restricted times and the Police Department for all other matters.
- b. It has been noticed there are truck cabs and/or tractor trailers parking along Douglas Pike, decreasing visibility, presumably waiting to go into the Amazon facility. This issue has been brought to the attention of the Uxbridge Police and will be brought to the attention of the Uxbridge Safety commission on Tuesday, December 17, 2024.
- c. The BOT has voted to accept the proposal from our landscaping contractor regarding damage to siding at 18 Andrews Drive.

**2. Financial Report**

- a. All financial reports as of November 2024 have been given to the BOT.
- b. Vendor invoices for November have been processed and paid in November and December.
- c. Checking and CD accounts have been reconciled.
- d. After interest for November was recorded, our total Reserves are \$615,899.36.
- e. The Board reviewed and unanimously accepted the monthly financials.
- f. The next CD renewal date is January 2025.
- g. QuickBooks Online continues to run smoothly.

### **3. Grounds Report**

- a. Mass Stump & Tree Removal has been contacted to trim back the pines along Andrews Drive. This will be done at the discretion of Mass Stump & Tree, when they have time for the job.
- b. Irrigation - season has ended.
- c. Thus far we've had one snow event requiring plowing of the street.

### **4. Old Business**

- a. The Holiday Party on December 14, 2024 was a success! However, both Jan Amerault and Marsha Bourgeois are retiring from the Activities Committee. Thank you, Jan and Marsha, for your time and effort making our activities a success! They are willing to help anyone who would like to step in to run the Activities Committee. Please contact either one if interested.
- b. Construction continues at Pine Ridge, at 354/358 Douglas St.
- c. Truck Stop: The next event will be held on January 24, 2025 at 2:00 pm in Worcester County Superior Court, 3<sup>rd</sup> floor courtroom 18.
- d. The DPU single parcel rule – the utilities will now have to determine their tariffs, and will have to figure how to service a community such as ours.
- e. Unit exterior re-inspections were completed, and new letters have been sent last month. A note to unit owners: you must be in good standing to be able to vote at the Annual Meeting. This includes paying any outstanding fines that are due.

### **5. New Business**

- a. Due to the partial building collapse in the center, be aware that a portion of Rt 16 East from the light to under the train bridge is closed indefinitely while the building is assessed. Plan accordingly when traveling through downtown Uxbridge.
- b. The BOT continues to look for a backup bookkeeper, and any other applicants for Grounds Committee Chair. If interested or for more information, please send an email to the BOT email address.

### **6. Resident Issues**

- a. Two work requests were received. Both were approved.
- b. **Sally Summerfield** – Suggestion: When going away, whether a short or long trip, it is prudent to shut down your water line, to avoid frozen pipes in the winter or water leaks at other times of the year.

### **7. Date for Next Meeting** – January 23, 2025 on Zoom.

### **8. Adjournment** – The Board adjourned at 2:40 pm.