



At Taft Hill

1 Summerfield Drive, Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust**  
**Board of Trustees (BOT)**  
**Minutes of Meeting (MoMs)**  
**January 23, 2025**

Board members present on Zoom: Pat Stephan, Marsha Bourgeois, Bob Contursi, Pat Simounet and Bill Freer. Bill Freer is also the Grounds Committee Chair. Resident Cecile Gailgals attended.

The Board of Trustees monthly meeting was called to order by Pat at 1:00 pm on January 23, 2025.

**1. Open Forum for Residents:**

- a. Pending fall home inspection issues have been deferred until the spring, when issues will be rechecked.
- b. Issues with noise/dogs/fires at 486 Douglas Street appear to be in a lull at the moment.

**2. Review of BOT actions since December 2024 meeting: None**

**3. Financial Report**

- a. All financial reports as of December 2024 have been given to the BOT.
- b. Vendor invoices for December have been processed and paid in December 2024 and January 2025.
- c. Checking accounts have been reconciled.
- d. After interest for December was recorded, our total Reserves are \$618,237.06.
- e. The Board reviewed and unanimously accepted the monthly financials.
- f. The January CD with Unibank will be renewed at the best rate available. The next CD renewals will be March 10, 2025 and March 20, 2025.

**4. Grounds Report**

- a. The pine trees along Andrews Drive, per our request, were heavily trimmed back from the road in late December.
- b. Winter maintenance: There have been 3 snow events to date: December 20<sup>th</sup>, 2024 - just under 2"; January 11, 2025 – just under 2"; and January 19, 2025 – approximately 5". Driveways, normally plowed after 2" of snow, were plowed after the December 20, 2024 storm due to sub-freezing weather coming the next couple of days, and after the 5" of snow received on January 19, 2025. Driveways were not plowed after the January 11, 2025 snow of under 2", due to warming temperatures in the days following the snow.

## 5. Old Business

- a. Home construction and blasting continues at Pine Ridge, at 354/358 Douglas St.
- b. The truck stop final arguments in court are Friday, January 24, 2025 at 2:00 pm
- c. The DPU single parcel, net metering and MA condo legislation is ongoing.

## 6. New Business

- a. The board has renewed its membership with the Community Associations Institute.
- b. Completed Information sheets and homeowner policy copies are due by January 31, 2025 to avoid a warning letter and late fee fine.
- c. The BOT is reviewing the community insurance policies against the master documents to be certain the limits of liability are the required minimum amounts or higher.

## 7. Resident Issues

- a. No work requests were received.
- b. **Sally Summerfield** – the BOT would like resident input as to whether the community should develop a Community Disaster Plan. With more severe weather across the country, there may be a chance of severe weather in our area. If anyone has any thoughts or ideas about a plan, or experience with constructing a disaster plan, please send an email to the BOT.

8. **Date for Next Meeting** – February 20, 2025 at 1:00 pm via Zoom.

9. **Adjournment** – The Board adjourned at 2:40 pm and went into Executive Session.