



At Taft Hill

1 Summerfield Drive, Uxbridge, MA 01569

Summerfield at Taft Hill (SATH) Condominium Trust
Board of Trustees (BOT)
Minutes of Meeting (MoMs)
March 27, 2025

Board members present: Pat Stephan, Marsha Bourgeois, Bob Contursi, Pat Simounet and Bill Freer. Bill Freer is also the Grounds Committee Chair. Resident Jeanne Williams attended. Matt Harney from Brentwood Irrigation also attended.

The Board of Trustees monthly meeting was called to order by Pat at 1:00 pm on March 27, 2025.

1. Open Forum for Residents: None

2. Review of BOT actions since the February 2025 meeting: None

3. Financial Report

- a. All financial reports as of February 2025 have been given to the BOT.
- b. Vendor invoices for February have been processed and paid in February and March 2025.
- c. Checking accounts have been reconciled.
- d. After interest for February was recorded, our total Reserves are \$622,569.32.
- e. The Board reviewed and unanimously accepted the monthly financials.
- f. Two March CD's have been renewed at the best rates available. The next CD renewal will be April 20, 2025.

4. Grounds Report

- a. Grounds has looked into replacing the concrete bumpers at the Mailroom, as well as repainting the parking lines. After receiving quotes to repaint the lines, remove and dispose of old cement bumpers and purchase 6 new bumpers (not concrete), the BOT voted to move forward with the project.
- b. Winter maintenance has (hopefully) ended, with less than 30 inches of snow. We have paid the last invoice from our contractor, JR Dowding, withholding \$2,500 to cover any potential damages that will require repairs. In addition, due to the snow total of less than 30" this past winter, we saved 10% off of our contracted price, saving us a total of **\$6,737.80!**

5. Old Business

- a. 354/358 Douglas St.- Pine Ridge: New homes are going up quickly.
- b. 502/486 Douglas - Truck Stop - We are still waiting to hear the court's decision.
- c. The DPU single parcel, net metering guidelines have been settled. Resident interested in obtaining solar panels will need to contact a solar company to start the process.
- d. **Summerfield's Annual Meeting will be April 12, 2025, 9:30 AM at Valley Chapel. Please arrive 9:00 - 9:15 to allow time for Check-In and Seating.**

6. New Business

- a. The BOT will start the transition of duties from retiring member(s) to current-new member(s) after the annual meeting.
- b. Repairs of any road cracks, etc. are planned for April-May when the weather is warmer.
- c. Matt Harney from Brentwood Irrigation attended the meeting to discuss Stage 1 of upgrading our irrigation control panel to a smart control panel (at the Mailroom on the west side). The BOT has approved the Grounds motion to upgrade our irrigation manual control box on the west side, in the Mailroom, with a new satellite irrigation smart controller this spring. Based on this installation Grounds and the BOT will evaluate installing similar smart irrigation control boxes on the east side next year.
- d. **The Activities Committee is looking for volunteers to take over the activities committee, as the current ladies are resigning from leading the committee.**

7. Resident Issues

- a. The BOT has received and approved 10 resident work requests.
- b. **Sally Summerfield**- once again, it is time to check your outside gas pipes for rust, including main lines and lines to gas grills.
- c. **Sally Summerfield** – as it is now spring, in accordance with rule 33, please note it is time to take down holiday/winter decorations.

8. **Date for Next Meeting** – April 24, 2025 at 1:00 pm

9. **Adjournment** – The Board adjourned at 3:35 pm.