



At Taft Hill

1 Summerfield Drive, Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust**  
**Board of Trustees (BOT)**  
**Minutes of Meeting (MoMs)**  
**February 20, 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.

The Board of Trustees monthly meeting was called to order by Pat at 1:00 pm on February 20, 2025.

**1. Open Forum for Residents:**

- a. There was an issue with a resident's A/C unit running during winter causing excessive noise. In speaking with the homeowner and investigating, Pat Stephan hopes the issue has been resolved.

**2. Review of BOT actions since January 2025 meeting: None**

**3. Financial Report**

- a. All financial reports as of January 2025 have been given to the BOT.
- b. Vendor invoices for January have been processed and paid in January and February 2025.
- c. Checking accounts have been reconciled.
- d. After interest for January was recorded, our total Reserves are \$620,510.73.
- e. The Board reviewed and unanimously accepted the monthly financials.
- f. The January CD with Unibank has been renewed at the best rate available. The next CD renewals will be March 10, 2025 and March 20, 2025.

**4. Grounds Report**

- a. A tree blew down along Taft Hill Lane West during the last storm. Mass Stump and Tree has been notified and they will remove it as soon as they can thaw their equipment.
- b. Weekend snow events continue. This past storm was difficult. With about 3" of snow then ice, then a mix of ice/rain it was even difficult for the bobcats to move around to clear the fallen precipitation. We have had 18-20 inches of snow to date.

## 5. Old Business

- a. 354/358 Douglas St.- Pine Ridge: no blasting lately, unit building has begun, there will be about 10 affordable homes built in the neighborhood.
- b. Truck Stop - We are still waiting to hear the court's decision. There is no indication how long it will be before a decision is reached.
- c. The DPU single parcel, net metering guidelines have not yet been settled.
- d. **Summerfield's Annual Meeting will be April 12, 2025, 9:00 AM at Valley Chapel.**

## 6. New Business

- a. Summerfield's Insurance policy costs continue to increase.
- b. All but a very few Information Sheets and Insurance Info have been received to date. Efforts are being made to collect the remaining sheets.
- c. **The Activities Committee is looking for volunteers to take over activities committee, as the current ladies are resigning from leading the committee.**

## 7. Resident Issues

- a. A condo purchaser has inquired how to go about submitting a work order once they close on their condo. Bill Freer provided the necessary information to them.
- b. **Sally Summerfield**- if you have not changed your smoke /CO alarm batteries, now is the time to do it. If you require new alarms, obtaining combined smoke/CO alarms with a 10-year battery backup may be prudent, as is replacing all the alarms at the same time.
- c. **Sally Summerfield** - As Energy Star-rated residences, Summerfield condos have air exchange units mounted in the attic to bring in fresh air because our units are relatively air-tight and fresh air should be brought into our units for a healthier atmosphere. These Fantech units are heat exchangers and the air flow is through the bathroom fans.

There should be a timer in a closet in each residence on which one can set a timer for how long that game operates during the day. A simple recommendation is to set up the timer to run every other hour during the day, which involves pushing in half the buttons on the timer.

Here is a link to the Fantech website page which describes the types of air exchange units which were installed in Summerfield units.

<https://www.fantech.net/en-us/products/fresh-air-appliances/ver>

Here is a link to a NREL website that describes the technology behind getting clean air into residences.

[26458.pdf](#)

8. **Date for Next Meeting** – March 27, 2025 at 1:00 pm via Zoom.

9. **Adjournment** – The Board adjourned at 3:25 pm.