



At Taft Hill

1 Summerfield Drive, Uxbridge, MA 01569

**Summerfield at Taft Hill (SATH) Condominium Trust**  
**Board of Trustees (BOT)**  
**Minutes of Meeting (MoMs)**  
**October 17, 2024**

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

The Board of Trustees monthly meeting was called to order by Pat at 1:00 pm on October 17, 2024

- 1. Open Forum for Resident Issues:** The issue of water from sprinklers causing rust on the siding of homes was discussed. Goof Off Rust Aid has proven to be very effective removing the rust stain. Available at Lowe's, Home Depot and Amazon for \$12.98/gallon.
- 2. Review of BOT actions since March meeting:** none
- 3. Financial Report**
  - a. All financial reports as of September 2024 have been given to the BOT.
  - b. Vendor invoices for September have been processed and paid in September and October.
  - c. Checking and Money Market accounts have been reconciled.
  - d. After interest for September was recorded, our total Reserves are \$611,507.41.
  - e. The Board reviewed and unanimously accepted the monthly financials.
  - f. The next CD renewal date January 2025.
  - g. QuickBooks Online is up and running and the BOT is receiving reports.
- 4. Grounds Report**
  - a. The lawns will be cut every other week beginning next week, until fall cleanup commences around the 2<sup>nd</sup> or 3<sup>rd</sup> week of November.
  - b. Irrigation will be shut off and then shut down over the next 10 days.
  - c. All fire hydrants were tested and are in operational order. All hydrants were found to have a PSI of 60 or higher.
- 5. Old Business**
  - a. The Activities Committee has several upcoming events: Yummies at the Mailroom on Wednesday October 23, 2024. A Chinese Buffet lunch on October 30, 2024 (all are invited), and the Holiday Party on December 14, 2024 at Blissful Meadows. There are signup sheets in the mailroom for all events.
  - b. Amazon appears to be fully up and running.

- c. There has been new blasting at Pine Ridge, at 354/358 Douglas St.
- d. **The court date for the fueling station appeal has been rescheduled to November 15, 2024 at 9 am in Courtroom 20 of the Worcester Superior Courthouse.**
- e. The DPU single parcel rule legislation is getting closer to being finalized.
- f. 60 units signed up to have their dryer vents cleaned.
- g. Unit exterior re-inspections are almost completed, and new letters will be sent if needed.
- h. 2025 Budget preparation is underway.

## 6. New Business

- a. Many have repainted their gas pipes and had them inspected as needed. National and State Gas Vent Regulations state there must be a “gas vent sign” above any gas vent pipe exhaust that is below 7 feet from the ground.
- b. **The BOT will be looking for a backup bookkeeper, and a new Grounds Committee Chair. If interested or for more information, please send an email to the BOT email address.**
- c. **The Town will hold its Fall Town Meeting on Tuesday, October 22, 2024 at 7:00 pm in Valley Chapel.**

## 7. Resident Issues

- a. Rule 7A has been changed to the following: No clothes, clotheslines, sheet, blankets, laundry, rugs or any other kind of articles shall be exposed and/or visible to any part of the Common Elements or Limited Common Elements. Window air conditioning units may only be installed in windows on the rear wall of the unit.
- b. One work request was received and approved.

## 8. Date for Next Meeting – November 20, 2024.

## 9. Adjournment – The Board adjourned at 5:16 pm.

**SALLY SUMMERFIELD:** Fall item reminders- check your outside faucets, have gutters cleaned, furnace checked before winter, and replace batteries in your smoke alarms and CO2 alarms.