

## GREAT HILLS HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES MARCH 20, 2024

### Call to Order

The Great Hills Homeowners Association (“GHHA”) board meeting via Zoom.

The meeting began at 7:03 PM

**Attendees:** Jack Walker, Mike Lucarello, Beth Burch, Kate Noke, Bob Arnowitt, Alla Shokova, Tom Coniaris

**Apologies:** Ben Bridges

### Approval of February Minutes:

Approved unanimously

### Treasurer’s Report:

- Profit & Loss Statement - Income is \$62,467.00, budgeted income, \$48,650.00
- Revenue done for the year
- Expenses incurred- \$43,545.00
- Landscaping costs - \$28,000.00. This is behind budget, but no maintenance cost in March
- Still have \$8,500.00 to spend
- Some items under
- Cash - as of February we have \$41,907.00 total cash
- \$12,316.00 restricted
- Two CDs maturing - \$20,000.00 and \$12,000.00, at 5½% interest. When mature, we will hold aside for next year
- Accounts Receivable - Last homeowner has paid, so 100% current, apart from 13 Wolf Hill property
- Last year’s projection was \$15,000.00 in the bank at year end. We will be over that by \$4,000.00 (excluding restricted cash)
- Budget next year - not as much revenue, question on whether the assessment should remain the same

## **Committee Reports:**

### **Architectural Control Committee:**

- Tree removal request

### **Recreation Committee:**

- The committee is starting up work soon. Jack is still working on the trail - attempting to dig up roots
- 13 Fairy/gnome houses will be installed with the help of neighborhood children
- In the next newsletter, new membership will be solicited
- Help is needed organizing a pickleball league, tennis and bocce games
- Assistance in working on the Loop Court will also be solicited

### **Landscaping Committee:**

- Everything is going well - a new contract with Rob has been signed
- Some changes were made in the contract
- Fee is \$22,000.00, and work will begin in April
- Committee has 8 members, and has had two meetings. Goals include working on the neighborhood circles. Sheep Pasture Way circle is a priority
- Trees will be ordered before the end of the fiscal year
- Meeting on Friday morning at the front entrance to discuss where to plant annuals
- Trim back panicle hydrangeas, consider different plantings for blooming in Spring, Summer and Fall
- Next week a field trip is planned to look at all of the circles
- There is still money to be used

Discussion about the necessity of fixing some of the gates which are in need of repair

### **Hospitality Committee:**

- House closing on Crescent Hill on March 28
- 12 Oak Hill Park is closing on April 8
- Beth will wait until closing and then email
- Treasurer has spoken with the realtor to share information

## Old Business

### Open Action Items:

- Quotes for work on gates/signs - ACC is meeting on Monday and getting 2 quotes
- Lights - Matt Burch tested and reinstalled the burned out one. It's up and running
- 2 extra lights - there are bad bulbs. Need to order new ones and add to the island, either under the birch, or use as spares
- Landscape contract is completed
- Library bench - it was removed and put back in the same spot. It may need to be repositioned
- Storage bench - the arm is broken. Question about what should replace it. Consider weighing the bench and net down
- Loop Court Main Trail - this needs to be repaired. It has been damaged by rain, water runoff
- Loop Court Resurface - Discussion on next steps

### Annual Meeting Quorum Change (Bylaws, Article II):

- Consider proxy voting?
- The Board can amend the bylaws
- Suggestion to sit down with the GHHA lawyer and come up with a plan
- This would constitute an amendment to the bylaws
- Question as to whether the Board has managed to reach out to all homeowners. Answer - the contact list is 100% complete.
- There are approximately 12 homeowners who need communication by mail

### 13 Wolf Hill:

- Owes approximately \$16,000.00
- Treasurer has met with the owner, and the bank has filed a foreclosure notice.
- There is a potential buyer for the property
- Treasurer has stressed that the assessment monies must be paid and has given a deadline of next Tuesday. If the matter is not settled by then, the GHHA will file suit
- Question from Bob on the bank's timeline. The notice period was in February. Based on the Covenants, we are ahead of the bank.
- If there is an offer, foreclosure is halted. The GHHA is in a legal safety zone

### **West Meetinghouse Road:**

- Two owners (#4 and #32) have complained about the roadwork - erosion and flooding. A work order has been created for one, and the other is under review
- Sean Harrington has been speaking with the town about taking over the short section of West Meetinghouse Road close to Crescent Hill.

### **New Business:**

#### **Annual Meeting Planning:**

- Question about location - should we have it offsite? Perhaps the Library? Or have a Zoom meeting? We will discuss with the GHHA attorney

#### **Website Domain Name Renewal:**

- Website domain bill would be \$265.00 for 5 years. Sean looked into it and found we can get it for 3 years for approximately \$38.00. (\$12.98 annually)

#### **Request for Exception of Covenants:**

- Discussion regarding a potential homeowner who has requested an exception to keep chickens. Board members are concerned about setting a precedent

Question regarding an update of the short term rental situation - no indication that homeowners have listed their properties on short term rental sites. The Board will continue to monitor for violations.

**Meeting Adjourned:** 8:04PM

**Next Meeting:** Wednesday, April 10, 2024 at 7PM via Zoom

**GHHA Monthly Board of Directors Meetings are open to all lot owners.**

**If you wish to attend, please send your request to [greathillsmail@gmail.com](mailto:greathillsmail@gmail.com)**

**Please include your name and Great Hills address**