

GREAT HILLS HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES FEBRUARY 8, 2023

Call to Order

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

The meeting began at 7:05PM

Attendees: Jack Walker, Bob Arnowitt, Mike Lucarello, Todd Swanson, Tom Coniaris, Alla Coniaris, Kate Noke, Suzanne Hicks, David McCarville, Paul Arguin, Chris Taylor

Minutes, January meeting: Approved

Treasurer’s Report:

Mike stated that revenues are up - we achieved 100% of annual revenues through January. Apart from landscaping, no spending - through the end of January spending totaled approximately \$32,000. The remainder, \$12,175, covers February to April, which is the end of the year. Insurance renewal is coming up and our accounting fee increased 20%, up to \$265 per month.

Collections have been successful. Six were long time situations, and three of these have made payments totaling \$3,300. In December, the Board made contact with other homeowners who owed payments. \$3,300 that was six months overdue were paid. Mike is tracking payments. There are three special cases, and Mike is following up on 13 Wolf Hill, 31 Wolf Hill, and a property on Fox Run.

Discussion on accounting services and a potential change to a new service. The cost would be \$35 per hour, Jack and Mike have met with the accountant.

Mike is tracking using a Cash Projection Sheet. We have two money market accounts - one is restricted, and the other is unrestricted. Discussion about putting money into short term CDs with Eastern Bank, in order to get a better return.

Exploring the possibility of getting an HOA Venmo account.

Committee Reports:

Architectural Control Committee:

Todd reported no new business. Discussion of the fencing at the Snow property on Crescent Hill.

Homeowner David McCarville requested more guidance on the interpretation of Covenants on short term rentals (Article 2, Section 2.4) and more widely, on the question of whether homes can be used for businesses (daycares, care homes, Vrbo). Jack responded that we have engaged an attorney to examine this issue in order to update the Covenants and provide clarification regarding the use of residences.

Recreation:

Jack has been working on the trails, widening the Crescent Hill trail. The Recreation Committee will be meeting in the next few weeks - the first zoom meeting was unsuccessful.

Landscaping:

Landscaping costs will be increasing by \$1,000 to \$21,500 annually. Mike stated that this will be added to the budget. Jack shared that the landscaper worked on the trails, and Alla has spent time going over the Association's landscaping priorities. Bob wants to make sure that we have these funds budgeted in April.

Hospitality Committee:

Beth shared that the committee reached out to the Snow family with a plant and cookies. Chris Taylor and Paul Arguin are moving into 10 Crescent Hill - Beth will stop by. Mike learned that a couple of residents recently passed away. Beth checks in on neighbors. She is going over contact information to make sure that it is accurate. It is important to keep people on our radar. Beth believes that some of the Board's contact information may not be correct. She asked for more packets for new homeowners. Funding should be allocated for the committee.

Motion: Jack moved that we have a petty cash fund. **Seconded:** Kate. Motion carried unanimously

Old Business

Security cameras:

The town will not allow a curb cut to put in cameras. When the irrigation lines were installed, it was apparently done without town permissions. The suggestion is to mount cameras on the island and on the oak tree. If kTom and Alla grant permission, the equipment can be housed on their property and use their WiFi - a small antenna to pick up a signal. Todd can pick up cameras and lights (3). Jack can help to find lights; Todd believes they are proprietary but has found them online. **Motion:** Bob made a motion to purchase three lights and three cameras. **Seconded:** Jack. Motion carried unanimously. The approximate cost will be \$3,000 for the cameras. Todd will get the price.

Directory Online Availability: The Association now has two directories available online - by lot # and by name.

Attorney engagement:

Our new attorney has been engaged and paid. He is working with Mike on recovering funds. Board approval will always be sought when considering tasks for the attorney. He will advise us on changes to the Covenants. Bob shared sample language on Covenants by email with the Board. Discussion on communication with homeowners on the process of updating the Covenants and Bylaws.

New Business

New Board member:

Bob suggested that we do this in a working session. We need to form a Nominating Committee.

Crescent Hill Trail plantings

25 Wolf Hill Rd backs up to Great Marsh Rd, where a new build has stripped plantings from the area between it and the new property. Suggestion to add plantings to create a buffer zone, perhaps from the supply of arborvitaes that we are purchasing.

Tennis Courts:

Discussion about funding is necessary. We have received an estimate, and the contractor could begin the work in August. We have \$9,000 of previously unspent funds that were allocated to the project. The projection is \$31,000. **Action Item:** Jack will follow up with the contractor.

Meeting Adjourned: 8:35PM

Next Meeting: Wednesday, March 8th, 7PM via Zoom

GHHA Monthly Board of Directors Meetings are open to all lot owners.
If you wish to attend, please contact Jack Walker at pasojackw@gmail.com