

## GREAT HILLS HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES AUGUST 9, 2023

### Call to Order

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

The meeting began at 7:03PM

**Attendees:** Jack Walker, Mike Lucarello, Beth Burch, Kate Noke, Bob Arnowitt, Ben Bridges, Howard Golding

**Apologies:** Alla Shokhova

**Approval of May 10 Minutes:** Pending

### Treasurer’s Report:

- Discussion of cash balances - total current assets = \$79,089.52
- Discussion on money market accounts. One of our CDs matured and the proceeds were returned to the money market account. We have another CD that will mature on September 1st and will return the funds to the restricted money market account
- The funds set aside for the Bog Court project were \$36k, which is less than the total currently anticipated. We left a buffer for overages and unanticipated add-on that might occur.
- Accounts receivable reports initially include some mistakes which have been reconciled, and collections of the recently billed annual assessment are progressing. We will continue to track balances and begin an outreach to ensure payments are made by all owners.

- Expenses: \$5,700.00 for landscaping, \$450.00 for bookkeeping, legal fees not billed yet
- Projection for the full year was to operate at a loss, which will utilize the cash from successful collections of delinquencies during 2022 / 2023. The projection is currently in line with the budget.
- Two delinquent homeowners will be billed - Amendment 1 will help

## Old Business

### **Covenant Amendment Update Process & Settlement Proposal:**

Discussion on a letter prepared by HOA legal counsel, we have the required number of votes to amend the Covenants. The next step is to file with the town. Ray provided a checklist to follow. Jack and Kate had the vote notarized, and the clerk (Kate) notarized the certification of the votes after examining all paperwork pertaining to the process, including all reconciled votes from 126 homeowners in total (including proxy votes, in-meeting votes, in-person votes). A spreadsheet reflecting all Association households votes and voting particulars has been compiled.

<b>Voting Counts:</b>	<b>Yes</b>	<b>No</b>
Superlien	108	4
Short Term Rentals	97	14
Board of Directors	92	0
ACC	74	1

### **Superlien**

Discussion regarding authorizing either Mike or legal counsel to speak with lenders. Mike reported that the Superlien vote will allow us to get ahead of the bank and have all expenses covered (legal included). We can file foreclosure, which banks do not want, increasing our ability to negotiate. Board permission is required to enter into negotiation.

Motion: Beth made a motion to allow Ray and/or Mike to enter into negotiations

Second: Bob

Motion passed unanimously

Action Item: File the amended Covenants and inform banks, stating that we intend to go forward and collect fees

Motion: Ray made a motion to authorize Mike to pursue and obtain late fees

Second: Beth

Motion passed unanimously

## **Short Term Rentals**

Discussion regarding short term rentals and potential fines.

Question from Bob regarding next steps regarding the Covenants - how are the amendments recorded officially? Legal counsel responded that he will go to the courthouse to file. Then the amended Covenants will be publicized.

## **Committee Reports:**

### **Architectural Control Committee:**

Two requests made to the ACC - Fence on West Meetinghouse Rd. in order to contain a dog. Fence will be set back from the road. Also a tree removal request at 40 West Meetinghouse Rd. The removal of an oak tree on the property was denied - Ben will call the homeowner. ACC sheets are being distributed to homeowners.

### **Recreation Committee:**

- Trails need work
- The contractor states that work on the Bog Court will begin on August 21.
- Some prep work needs to be done on the court - cleanup of pine needles and debris, some tree/branch cutting
- Some work has been done on the Loop Court, weeds were cleared and mowing is going well
- The wildflower meadow has been planted and is flourishing

## **Landscaping Committee:**

Road construction: a great deal of cleanup has been necessary - shrubs will need to be replaced

## **Hospitality Committee:**

- The Committee visited with new homeowners at 1 West Meetinghouse Rd.
- Suggestion to plan a Fall get together
- Jar of honey was given to the new homeowners

## **Old Business (cont'd):**

### **Dog Park:**

Issues: need to explore the cost, communicate with abutters, fencing (separate areas for small/large dogs), need water at the site, consider the cost of surface cover, liability, possible town ordinances. The Board does not believe the Association has the fiscal capacity or resources to undertake this project for the foreseeable future. We are also not aware of enough support for the initiative to expend effort to undertake the project, but are willing to reconsider the decision if we learn of broad interest.

### **Roadwork:**

Update from Sean Harrington - the roadsides are being cleaned, and topsoil is being added. Paving process may begin next week.

The drain at 40 West Meetinghouse Rd. is still flooding. A trench has been dug, but Jack isn't sure if the pipe was replaced.

Action Item: Jack will clarify with Sean tomorrow.

The Wolf Hill/Crescent Hill drain was cleaned out for \$500.00. The contractor stated that he would charge \$1,000.00 to engineer it to empty into the common area. Owner of the home across the street from the drain stated that he has reported the flooding to the town. He discussed the issue with Jack.

## **Website:**

There are both open and private/closed sections, trail maps etc. are included.

Survey on FaceBook is being moved to Constant Contact, since not everyone uses the website. Discussion regarding information on FaceBook being included on the website. Beth believes Constant Contact is the best venue.

Motion: Ben made a motion to put the Zoom link on Constant Contact the week before the September 13 meeting.

Seconded: Kate

Motion passed unanimously

## **Bog Court:**

Issues: need pickleball netting - a 6ft mesh net. Also, movable bases and locking wheels. The contractor quoted \$450.00 for each net. Jack found nets ranging from \$80.00 to \$450.00 online. We can purchase the nets. Discussion about removing the tennis court posts.

## **New Business:**

### **Common Ground - Tree Removals:**

There is a large dead tree in one of the common areas which needs to be removed, along with a tree on the trail going to the Bog Court.

### **Garage Sale:**

Eric Tobias has offered to coordinate

### **Change Bylaws - Quorum and Votes Required:**

Jack will send out a communication on this issue

## **Association Signs:**

Discussion regarding posting a few sign reminders to clean up after dogs, place on new trails

Bulletin board should be updated with Board contacts

Action Item: Beth will follow up on this

**Meeting Adjourned:** 8:34PM

**Next Meeting:** Wednesday, September 13 at 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](mailto:pasojackw@gmail.com)