

# Great Hills Homeowners Association

Annual Meeting (cont'd) Minutes July 27, 2023

## Call to Order:

The meeting was called to order by Jack Walker, President, via zoom at 7:00 PM. 48 households were represented.

## Voting on Covenant Amendments:

### Procedure

Discussion regarding the minimum quorum needed. Ray Tomlinson explained that the quorum is reduced in the second meeting. Per By-Law Section 4, (b) Annual Meetings: *“If a quorum is not present, an adjourned meeting may be called, and the required quorum at the adjourned meeting shall be one-half (1/2) of the quorum required at the preceding meeting.”* Mantie Pilzer issued a reminder that 90 votes are needed to pass amendments to the Covenants. Further discussion on the procedure to be followed during the meeting, once a quorum is reached, to address and vote on each amendment. Ray suggested that a motion should be made to open the meeting, followed by another motion to take up proposals in order. Votes were recorded in the Zoom Chat feature.

### Item 1: Superlien Amendment

This amendment to the Covenants puts the GHHA in a better position with banks in foreclosure situations. Important to get the assessments owed to the neighborhood, and adding this language to the Covenants will assist in this effort.

Motion: Peter Shoudy made a motion to open the floor for a vote (or to change/update votes)

Second: Kate

Motion carried

Homeowners were given time to vote, or update votes

Motion: Peter Shoudy made a motion to close voting on Item #1, the Superlien question

Second: Kate

Motion carried

### **Item 2, Section 2.4, Short Term Rentals**

This amendment states that rentals shall not be for any less than 30 days

Motion: Peter Shoudy made a motion to accept the proxy votes as presented and allow homeowners time to vote/update votes

Second: Kate

Homeowners were given time to vote, or change votes

Motion: Peter Shoudy made a motion to close voting on Item #2, the Short Term Rentals question

Second: Kate

Motion carried

### **Item 3: Board Members**

Motion: Peter Shoudy made a motion that the slate of officers be adopted as presented

Second: Mantie

Motion carried

Motion: Peter Shoudy made a motion to vote on the Board of Directors (Yes/No)

Second: Mantie

Motion carried

Motion: Peter Shoudy made a motion to close voting on Item #3, Board of Directors vote

Second: Kate

Motion carried

### **Item 4: Architectural Control Committee (ACC) Members**

Chair: Ben Bridges, along with Tom Coniaris and Sean Donnelan, committee members

Motion: Peter Shoudy made a motion the slate be approved as presented

Second: Catherine Twomey

Motion carried

Motion: Peter Shoudy made a motion to vote on ACC members (Yes/No)

Second: Kate

Motion carried

Motion: Peter Shoudy made a motion to close voting on Item 4, ACC members vote

Second: Kate

Motion carried

### **Status of Road Repair**

Homeowner Brian Lajoie had a question on the status of road repairs. Work is expected to begin on August 15.

### **Constant Contact**

Bob had questions about using Constant Contact for communications within the neighborhood

### **Kudos**

Ray Tomlinson offered plaudits for Board members, which were echoed by homeowner Peter Shoudy.

### **Speed bumps**

Discussion regarding the possibility of placing speed bumps on West Meetinghouse Rd. Jack has written a letter to Sean about the issue, trying to find out whether the gate can be closed. Peter Shoudy stated that the road is a private road, therefore no need for emergency vehicles to access it. Peter suggested reaching out to town representatives, make a plan for a group to attend Selectman meetings.

**Meeting Adjourned:** 8:35PM

