

GREAT HILLS HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES FEBRUARY 14, 2024

Call to Order

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

The meeting began at 7:08 PM

Attendees: Jack Walker, Mike Lucarello, Beth Burch, Kate Noke, Ben Bridges, Bob Arnowitt, Suzanne Hicks

Apologies: Alla Shokhova

Approval of January Minutes:

- Approved unanimously

Treasurer’s Report:

- Accountant tracks expenses - through the end of January, \$43,304.00 in total expenses
- Expenses: Landscaping, administration and insurance policy
- The Board budgeted \$52,125.00, \$9,500.00 is left in term of budgeted expenses
- Under budget in some areas, over in others
- GHHA attorney work has been fully paid
- Cash position: \$43,419.00
- Two CD’s, \$20,000.00 and \$12,000.00
- After \$7,000.00 spent on tree work, \$5,700.00 in the operating account
\$5,400.00 in unrestricted money market
- (outside the two CD’s)
- Accounts Receivables: One owner who hasn’t paid at this time, everyone else is paid in full
- 13 Wolf Hill Rd. outstanding balance: \$14,857.76
Survey sent out on homeowner sentiment on pursuing legal action
- Court renovation cost: \$34,388.59. All completed, under budget by \$1,600.00
- Discussion about purchasing cameras for the court area
- Question from Jack on landscaping expenses - will check with the accountant

Committee Reports:

Architectural Control Committee:

Nothing to report this month

- Last ACC request was from 29 Wolf Hill Rd. for tree work and window replacement

Recreation Committee:

- Jack is still working on the trail - attempting to dig up roots
- Work has been done on the Mossy Swamp Trail and the new Jacky's Trail- people are very impressed with both. Fairy houses have been donated by Sharon's mother, Edna and constructed by Sharon's brother Patrick. 13 in total and they will be installed along the trails. Neighborhood children will be helping.

Landscaping Committee:

- Beth has taken over the Committee from Alla, who has resigned
- Landscaper paperwork up for review, Beth has gone over it with Alla
- Beth and Jack will meet with the landscaper and get the contract signed in the next month
- Plan to utilize Constant Contact to solicit a new committee and get input on landscaping in the neighborhood. 8 individuals have volunteered so far, including Beth and Jack

Hospitality Committee:

- Nothing to report this month

Old Business

Open Action Items:

- Quotes for work on gates/signs - they need to be cleaned, repaired, and painted
- Front Entrance Lights: one light burned out, must be replaced.
- Question about adding a spotlight to the birch tree
- Reinstalling the bench at the Little Library
- Broken Bench - the bench in the court area needs to be replaced. It was damaged as a result of a winter storm
- Pickleball divider net needs to be assembled and installed

- Loop Court Main Trail - this needs to be repaired, so that it is passable for emergency vehicles. Water needs to be diverted.
- Loop Court Resurface - Discussion on next steps. Treasurer offered two options for funding. First, potentially using the funds collected from 13 Wolf Hill, or using money from the Restricted Funds (\$12,000.00)

Common Grounds - Tree Removals:

- Mike's Tree Service has been selected to take down pines surrounding the Bog Court and the dead oak on Partridge Path
- 16 - 17 trees were removed around the bog court to protect the area from damage and needle drop, on the recommendation of the contractor
- All cut trees are going to be chipped and removed, except that the oak on Partridge Path was chipped and left in the center of the circle.

Front Entrance Lights:

- Matt Burch fixed the center lights
- One light on the front sign is out - perhaps it should be tested?

Annual Meeting Quorum Change (Bylaws, Article II):

- Quorum change: 40% is necessary - we need 60 attendees. A change would allow more flexibility in how the number is counted. With less than 40%, we need to adjourn, at present.
- Bylaws: these can be changed by the Board. Perhaps consider the addition of proxy voting?

New Business:

13 Wolf Hill Rd:

- A survey was conducted on dealing with the property. Board discussion on getting this solved. Mike Lucarello believes that we should move ahead and take action on this issue.

West Meetinghouse Rd:

- Question: Should the Board petition the town to take over care of the road? The dirt portion will not be closed and the GHHA lost a court case in the 1980's when it sought to close the gate, even with the involvement of the Town of Sandwich

Meeting Adjourned: 8:23PM

Next Meeting: Wednesday, March 13th (postponed to March 20), 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
Please include your name and Great Hills address