

Great Hills Homeowners Association

Annual Meeting Minutes June 22, 2023

Call to Order:

The meeting was called to order by Jack Walker, President, via zoom at 7:05 PM. 32 homeowners were present.

Motion: Jack Walker made a motion to accept the 2022 Annual Meeting minutes.

Second: Peter Shoudy (with the correction of spelling of attendee Michael Solomowitz). The minutes were accepted.

Jack Walker reviewed the Meeting Agenda.

Treasurer's Report:

- Mike Lucarello reviewed last year's financials. Relayed process that was undertaken by Mike and Jack to collect late assessments- approx. \$12,000 was recovered. Properties at 13 and 31 Wolf Hill are still in arrears totaling over \$16,000 at present time. Some legal fees have been incurred with the intention of recouping when ultimately collected.
- The Board voted to raise the annual assessment to \$325 due to ongoing increased cost of doing business. Assessment has not been raised for the past 5 years.
- Mike presented the 23/24 Fiscal budget. Motion: Peter Shoudy made a motion to accept the budget as is, including assessment increase. Second: Jack Walker. Motion passed and the budget was accepted.
- Mike introduced Megan Terrio, CPA as our new accountant.

New Business:

New Website

Created by Sean Donnellan. Website changed from .com to .org which better represents our non-profit status. Platform is managed by WIX and has many new

features including a members only section which will include our directory. All members are encouraged to sign on. A new ACC form will also be available.

Member communication

Jack Walker has created an Association newsletter using Constant Contact software. Jack is finding it is very dynamic and easier to reach all members with a valid email address. A better way to communicate and receive member feedback.

Two new bulletin boards have been installed-one on Great Hills Dr. by the loop court trailhead and one on W. Meetinghouse Rd. by the Bog court trailhead. Information for all will be posted including up coming meetings and events, survey results and much more. Thank you to Matt Burch for building the frames for the boards and Glen Clark and Jack Walker for installing them.

Bog Court Resurfacing

Jack will be meeting with contractor, MA Sealing, on June 24. The work is scheduled for late August. One side of the area will have a tennis court and new net. The other side will have two pickleball courts along with a soft bocce ball court. The pickleball nets will be portable.

West Meetinghouse Rd. Resurfacing

Work to be completed by late summer, early fall. Drain by 40 W. Meetinghouse Rd will be cleaned out. Jack will call Town to confirm. No plan this year for any other roads in the neighborhood to be resurfaced. Question was asked if Crescent Hill will be turned over to town. Jack Walker stated that he believes the developer still owns the road but will check with town to understand current ownership and maintenance responsibilities.

Covenant Update

Jack Walker encouraged members to participate on the Covenant Update committee and to look for more information in a future newsletter.

Voting-Covenant Amendments

Jack Walker asked Ray Tomlinson (HOA lawyer) if the proxy votes (89) could be counted as part of this meeting quorum. Ray said that per the language in the by-laws,

homeowners at this meeting are the only ones that should be counted to establish a quorum. Per the by-laws, 40% of homeowners in good standing (58) are needed. There were only 32 homeowners in attendance, therefore a vote on the covenant amendments could not be held. This meeting will be continued to a July date for voting.

Ray suggested that the Board look at amending the bylaws to include proxy votes as part of the quorum. The Commonwealth has done something similar.

On an unrelated matter, David McCarville challenged the filing of the Association's covenant extension in 2019. Ray checked on the filing and confirmed that the covenants were extended to 2039 and the filing was done on time.(June 28, 2019). Jack Walker will provide David a copy of the extension filing.

Committee Reports:

Architectural Control Committee:

Ben Bridges stated he has had various requests for tree removal, solar panels and outside painting. He is keeping an ACC log of all requests.

Recreation Committee:

Jack Walker stated a few new trails have been established and a new field of wildflowers have been planted at the bend of W. Meetinghouse Rd. Jack asked the frequent users of the trails to help keep them clear and maintained. The Free Little Library has been positively received and is being used frequently. A Thank You to Mike Lucarello for building a sturdy bench next to the library.

Landscaping Committee:

Alla Shokhova reported the Association is continuing to use Silva Landscaping. More trees and shrubs were added to several cul-de-sacs. A big thanks to Matt Burch who re-installed seven lights that were vandalized at the front entrance.

Hospitality Committee:

Beth Burch reports this new committee was formed over the winter. Beth and Christine Golding visit new homeowners, welcoming them with a small gift and where to find our website with the directory, trail maps, covenants etc and also answer any questions.

Beth is looking for volunteers to help plan a Fall get together (hopefully at our new court).

Board Nominations and Voting:

As a quorum was not established, voting for the board was continued to next month.

Other discussion:

Sean Donnellan expressed the need for continued communication and encouraged everyone to reach out through the website with comments and/or questions. Mike Solomowitz asked if there were any new developments on the closure of the dirt road. Jack Walker said he would have another discussion with the town including the town's position on speed bumps. Brian LaJoie suggested looking at the Sandwich Downs Association in Sandwich who installed a gate to prevent outside traffic similar to our situation. Jack Walker will investigate.

A motion was made and seconded for a continuance meeting July 6 to establish a quorum. (Meeting date later changed to July 27).

Meeting Adjourned: 8:53PM