

GREAT HILLS HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES APRIL 10, 2024

Call to Order

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

The meeting began at 7:00 PM

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

Apologies: Alla Shokova

Approval of March Minutes:

Approved unanimously

Treasurer’s Report:

- March financial reports were not available, but our accountant will prepare the April 30th fiscal year end reports for the next meeting
- Bank account balances as of March month end were ~\$41k, plus the ~\$12k of restricted cash
- Two CDs will mature on April 23rd (~\$20k and \$12k), which were 6-month instruments earning 5.5% annualized interest
- We are expecting to pay remaining legal costs of ~\$4k and incur monthly operating expenses of ~\$3k during April
- Our projected cash balance for April is ~\$39k, plus the restricted balance, which is higher than any recent year end.
- Given the level of cash available we anticipate having enough to cover a few special projects (gate restoration and second court resurfacing)
- Jack: we need to prepare a budget for review and presentation to the community at the annual meeting
- Mike: budget work underway, seeking to prepare a preliminary view in advance of the next meeting.

- Given the level of cash on hand we don't currently anticipate an increase in the annual assessment, but we will need to review in detail.

Committee Reports:

Architectural Control Committee:

- A request has been made by a Harpers Hollow homeowner to add solar panels on the back of the house. The request has been approved.
- No new requests for tree removals

Recreation Committee:

- Jack is working on the trails
- 13 fairy/gnome houses are being installed
- 9 have already been placed and the final 4 will be installed over a couple of days
- Fairy doors and windows will be installed in trees also
- Loop Court - the Rec. Committee will be meeting about renovation plans

Landscaping Committee:

- Rob has started the front
- Grates have been raked out
- Next, work will be done on the cul de sacs
- Coastal Irrigation turned the water on. One side is working (sunnier side). The other side is not repairable, and the estimate is \$2,000.00 to replace 8 valves, repair the line and new heads
- \$95.00 charge to turn on the water
- Jack got plants at Cape Cod Wholesale Nursery in Falmouth - we will need to buy more
- Cul de sacs have been checked (Christine Golding, Jack Walker, Beth Burch). First ones to be tackled will be Sheep Pasture Way and two Great Hills cul de sacs
- Jack is compiling a Constant Contact list of the cul de sacs' residents

Hospitality Committee:

- We have two new homeowners in the neighborhood, and the Committee has reached out to them
- The Condon family has an ACC request
- New homeowners at 7 Crescent Hill, very excited to meet with the Committee on the 24th of the month

Old Business

Open Action Items:

- Quotes for work on gates/signs - most need to be washed and painted
- 3 gates need carpentry
- Posts are very large and all seem in good condition apart from one at the Fox Run entrance
- Some rot at the bottom of posts
- 7 pairs altogether
- Estimate from painter is \$2,200.00 per entry, approximately \$15,000.00 in total for painting and cleaning. Carpentry will be between \$1,800.00 and \$2,500 in total
- Question about whether the Fox Run hanging sign is included in the estimate. Yes, the aluminum brackets are not working.
- Total for cleaning/painting/repairs: approximately \$18,000.00
- Suggestion to think about splitting the repairs between this year and next year, make sure that the Fox Run repairs are done in this year's work
- Lights: Matt Burch got them working. There are two bulbs available to be used
- Perhaps light up the birch tree
- Broken bench cost: \$200.00. Jack is looking at wooden benches, which would cost under \$300.00
- Before we put in the pickleball nets, the bench should be in place.
Action Item: Jack will create a proposal
- The divider net needs to be built - Mike will be available to help after June 1
- People are already using the courts
- Everything should be in place by May 1
- Loop Court Trail: repairs need to be made because of ruts which is an issue for Emergency Services. Drainage needs to be fixed

Website Domain:

- Website Domain: Sean got a quote for about \$300.00. Wix offers 3 years at \$12.00 annually

West Meetinghouse Rd. Section Update:

- Jack spoke with the Town Planner. She will send paperwork. It's too late for this year, but we should fill it out, because the Town has a special meeting in the Fall. She will also check on closing the gates.
- One issue: if the town takes over the section, there is a chance that it would pave the dirt road
- Question regarding drainage problems: the town might want funds set aside for this. The town would inspect
- Suggestion to seek advice from the GHHA attorney on this issue

13 Wolf Hill:

- The money is with the attorney, \$18,108.00 deposited by cashier check. It's a clearing account
- The Board will need to compensate the GHHA attorney for work done with regard to this matter
- Now a short sale. GHHA attorney has sent a letter about the beginning of the new fiscal year, beginning on May 1. Payment will need to be made

Annual Meeting Planning:

- Zoom or in-person?
- Meeting is in June
- Suggestion to conduct a poll in Constant Contact to solicit homeowner input

New Business:

Restricted Cash:

- Is there a continued need to have restricted funds?
- Suggestion to have homeowners vote on this at or before the annual meeting
- Funds could be moved to Operations.
- Guidance from the GHHA attorney should be sought
- Motion made to propose that restricted designation for funds be removed (Mike Lucarello, Treasurer). Second: Ben Bridges. Approved unanimously

Loop Court:

- Work on the court could start in July
- Price would be approximately \$15,000.00
- \$12,000.00 for resurfacing and painting
- \$2,000.00 for crack filling
- Suggestion to check with contractor about court usage to choose the correct resurfacing plan (used primarily for basketball and street hockey)
- Beth noted that she has tripped over humps on the court. It's a safety issue. Leaves and debris are a safety hazard
- **Action item:** Beth will obtain a quote on cutting trees down

Discussion about 6 acres in the Crescent Hill area which were sold two years ago. The owner is seeking to sell it to the neighborhood if we are interested. GHHA attorney will be consulted on this issue.

Meeting Adjourned: 8:27PM

Next Meeting: Wednesday, May 8, 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