

GREAT HILLS HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES JULY 24, 2024

Call to Order

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

The meeting began at 7:02 PM

Attendees: Jack Walker, Mike Lucarello, Beth Burch, Kate Noke, Sean Donnelan, Ben Bridges

Approval of May Minutes:

Motion: Beth - Make a motion to approve the May minutes, pending Mike’s approval.

Second: Ben. All approved, motion passed

Pending (M. Lucarello will review and respond with any changes in the next day or so)

Treasurer’s Report:

- No financials from Megan yet
- Approved annual assessment of \$325.00
- Approved migration of restricted funds into the general pool - transfer has been completed
- Assessment billing has commenced and checks have been coming in
- The budget has been sent to Megan, and she should be providing input soon
- Query from Treasurer regarding paying for the painting of neighborhood gates, Mike needs to be notified when it’s due to move funds to pay the invoice - the painter is on a 30-day billing cycle
- No significant bills have come through, we’re in good shape for the next fiscal year

Committee Reports:

Architectural Control Committee:

- There have been a handful of requests
- One involves painting a house - color is being changed
- Request from one homeowner to remove dead trees and redo the family's front door. This request has been approved.
- Discussion regarding solar panels, after a recent homeowner request. (Back and front of house). The ACC will go through all of the options with the homeowner. The whole roof of a home cannot be covered with solar panel material, because the fire department needs access in case of a fire.

Recreation Committee:

- The divider net has been set up between the two pickleball courts. Very difficult to put together - Jack needed help to put it together. Cross t's may be needed in the middle for stabilizing, at a cost of \$30.00 for two.
- The Loop Court will be resurfaced at the end of August, he may be able to move it up by a week.
- Clearing around the fence and removing vines will be necessary, and an August 4 work party has been organized to take care of that.
- Contractor asked about the availability of water - Jack has checked with the owners of the house closest to inquire. Perhaps check with the town?
- The Bog Court is quite overgrown in the back, and weeds need to be cleared. Suggestion that Rob should handle the task when working in the neighborhood.
- **Action Item:** Beth will check with Rob. (They are meeting on July 25)

Landscaping Committee:

- Beth has spoken with Rob - things are going well and all work has been caught up with.
- Rob's lawn mower has been fixed and he plans to touch up the mulch at the front entrance.
- The Landscaping Committee decided to buy more impatiens to fill in areas in the front and removed bearberry plants.
- 16 yellow lilies have been bought to go with the blue flowers.

- The Landscaping Committee helped Rob with some of the work. Lots of weeding was needed. Side roads and cul-de-sacs will also be tackled. (Jack noted that there are a lot of weeds on Partridge Path, possibly including poison ivy.)
- Homeowners have been commenting about how beautiful all of the landscaping looks.

Hospitality Committee:

- Closings: 7 Wolf Hill is closing on July 25, and 3 White Pine Circle on the 29th of the month, Beth will reach out in the next week or so.
- Beth will let Jack know when she needs honey for new homeowner gifts.

Old Business

Open Action Items:

- Discussion on work on gates/signs - question on the small signs, as to whether they are being fixed. The workers will be back to finish.
- Front Entrance Lights: the lenses for the lights have been ordered and are in.
- Question about whether there is a plan to put a spotlight on the large birch on the center island. Beth stated that there is a plan in place.
- Divider net project is complete
- Loop Court main trail ditch fix: Jack raked and thinks that it looks good for now. Contractor will be pulling a trailer down there. Suggestion from Mike to add a couple of yards of gravel.
- Website: Domain name renewal is all set, paid through 2027
- Town taking over the West Meetinghouse Road section - still a question about doing this - they might take over the ancient way and pave it. Perhaps close the gate? Jack will talk to the town about it. Try to make it hard for people to go through there.
- Sean: the town pointing to Emergency Management is an easy answer for them.
- Front Entrance irrigation: repair has been done. There is no option for the south side. The plants still look good, however.
- Rules from the town on winter maintenance policy with regard to the section we own. No limbs under 14 ft overhanging the road the section we own. If limbs are left, they won't plow. They will inspect in November. We have until November 1 to do the tree work. Suggestion to remind homeowners via the newsletter that this work will be necessary. Jack will also speak with homeowners.

- Update from Sean on electronic payments and website. Wix needs specific information, and Sean would prefer to do that in person. Sean will touch base with Mike. That's the final step before being able to accept payments. Sean will try a test. Discussion about online payments.

New Business:

- Soliciting a new Board member. Suggestion to send out a query in the newsletter. This is a replacement for a vacant Board seat. If more than one person volunteers, have a vetting process.
- Writing articles for the newsletter - Sean is interested in submitting an article on frequently asked questions by homeowners. Conversation about approval process - ACC/town, contact ACC first.
- Block party in September? There is money budgeted for this.
- 13 Wolf Hill foreclosure auction on August 2. Mike wants the new owner to be notified about dues - buyer must understand that there's an HOA.

Meeting Adjourned: 8:29PM

Next Meeting: Wednesday, September 18, 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