

## **GREAT HILLS HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES OCTOBER 18, 2023**

### **Call to Order**

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

The meeting began at 7:00PM

**Attendees:** Jack Walker, Mike Lucarello, Beth Burch, Kate Noke, Ben Bridges, Tom Coniaris, Alla Shokhova

### **Approval of September Minutes:**

Motion to approve: Mike

Second: Beth

Approved unanimously

### **Treasurer’s Report:**

- Total current cash is roughly \$62k, \$50k net of restricted balance. The forecasted cash position for the end of the fiscal period is ~\$20k, which is higher than budgeted by ~\$5k as a result of un-budgeted collections. We are tracking the forecasted cash position against what was presented to owners at the annual meeting and will report on any variances to what was detailed to owners.
- Revenues: The association is ahead of plan on revenues as a result of an un-forecasted delinquent collection and the homeowner fine that was imposed and collected. There are still a significant number of owners who have not paid the current assessment and we will begin an owner outreach to ensure all amounts owed are collected over the next few months.
- Expenses: total expenses for the fiscal period are forecasted to be on budget (~\$52k annually), landscaping is the largest expense component (approx. \$27k), but we have also incurred legal costs for projects and collections (gross amount \$11k, net is \$5k).

- Update on 13 Wolf Hill Road delinquency - Attorney issued 30 Day Notice to homeowner and Mortgage Bank, owner acknowledged receipt. We are hopeful that the legal process will result in a satisfactory collection during the next few months. The balance on this property is ~\$14.5k, of which legal costs are \$5k, cost of collection will likely rise before the collection is achieved, but we are tracking expenses and will increase the amount owed on a 1:1 basis for any amounts incurred.
- Court cost: \$33,500.00 has been paid out of the \$36,000.000 that was allocated. Discussion regarding possibly building a storage shed
- Restricted cash: Approximately \$12,000.00. Consideration of whether it would be desirable to unrestrict it and include it in money market funds. Tom offered a history of the restricted funds - it was reserved for litigation purposes. Suggestion to convene a quorum at the next annual meeting and seek homeowner input on moving the funds

## **Committee Reports:**

### **Architectural Control Committee:**

- One request made since last month - a tree removal on Wolf Hill Rd.

### **Recreation Committee:**

- No work has been done on the trails. Jack reported that a fallen tree has to be removed, will look to assemble a work crew
- Bog court - reminder that leaves and pine needles will need to be blown off the court. Also important to remove some trees. Jack is following up on this

### **Landscaping Committee:**

- Nothing new to report
- Suggestion to get volunteers to plant some bushes which have been lost
- Trees: Jack has received one estimate so far, is intending to get more

### **Hospitality Committee:**

- Beth is still working on meeting with the new family on Fox Run

- Discussion on the logistics of the neighborhood party on October 28th - tables, bathrooms, games, crafts for children
- Location: Wolf Hill Rd

## Old Business

### Common Grounds - Tree Removal:

Estimate still needed

### Association Signs:

Discussion on signs for dog waste reminders. This is becoming an issue. Cost for four signs is \$20.00, to be located at the head of the trails and at the court. There are a couple of trail signs to be placed, the Mossy Swamp trail and the Ridge Trail.

**Motion:** Mike Lucarello made a motion to approve funds for the signs (\$150.00)

**Second:** Kate

Approved unanimously

### Irrigation:

The irrigation at the island (neighborhood entrance) needs to be checked, the system should be blown out. We pay if someone runs over heads. **Action Item:** Alla will ask Rob to make an appointment for this

### Solar Lights:

Two solar lights have just come in and the cost was about \$35.00 altogether. They will be installed on the fence

Discussion of the final work to be done on W. Meetinghouse Rd. Work finishing driveways and putting in raised curbs will be done next week. Then the town will send out a crew to put down topsoil and reseed. Finally, speed limit signs will be installed

## New Business:

### Association Party:

Flyers have been posted on the bulletin boards and sent out in the newsletter. The party will be on the street instead of having it down at the court for accessibility reasons

### **Security Camera:**

Jack is still evaluating whether the system which has been installed will be the best fit for the neighborhood. There is a charge for data, and the system was very easily triggered. There is a monthly charge, insurance is \$9.00 monthly and access is \$5.00 monthly. We have spent approximately \$21.00 for data use, as opposed to the \$12.00 estimated by the company. Question as to whether the company could help with optimization - we have a 45 day trial period.

### **Bog Court Update:**

The rails around the court have been repaired. The gate was removed and moved to the other corner, leaving only two access points. Jack has ordered a latch

Discussion regarding the Loop Court. Jack has received an estimate to redo the court for basketball and street hockey. It would be \$12,000.00 to repair and \$2,000.00 to seal, \$14,000.00 altogether. Suggestion to notify the community (using Constant Contact) to determine whether there is interest in pursuing this action

**Meeting Adjourned:** 8:25PM

**Next Meeting:** Wednesday, November 8 at 7PM via Zoom

**GHHA Monthly Board of Directors Meetings are open to all lot owners.**  
If you wish to attend, please contact Jack Walker at [pasojackw@gmail.com](mailto:pasojackw@gmail.com)