

## GREAT HILLS HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES SEPTEMBER 13, 2023

### Call to Order

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

The meeting began at 7:03PM

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

**Approval of August Minutes:** Discussion on redaction of information included in short term rental section

### Treasurer’s Report:

- Discussion of cash projection
- Profit and Loss statement shared: \$30,000 has been collected. Still waiting on dues from 45 homeowners. Those who have not paid will be contacted. Some bills were sent out by mail, the majority were not. Constant Contact was used. Those homeowners who did not open the email are being sent hard copies
- Total income \$39,000
- Expenses: Total expenses are \$11,156 of which \$8,000 is for landscaping. Some repairs to the island area will be coming up - lighting and irrigation. \$1,000 for bookkeeping, legal fees not billed yet
- Budgeted expenses approximately \$52,000 for the year
- Cash projection: \$70,039 net cash for operation as of August 31, total cash \$82,347.
- Already allocated - \$41,000, remainder of our budgeted expenses for the fiscal period
- Secondary and final payment on court project will be due, but we are still under what we had originally allocated
- Initial assessment legal fees, approximately \$14,000. Issues being dealt with include collections for two properties and a short term rental case in the neighborhood

- Net receivables are \$19,000, projected cash position \$15,000, \$12,000 of restricted cash
- Treasurer will look to reinvest some cash into new CDs. Interest rates have grown up. Mike will address this with the bank
- Question from Ben on cost for repairs to the island - this will be addressed later

## **Committee Reports:**

### **Architectural Control Committee:**

- There have been several requests for tree removals.
- Window replacement - homeowners replacing in kind (Pella)
- One set of homeowners were having work done without ACC approval - the work has now been approved
- Sean has a digital copy of the approval form
- Note: a recent request came through the website - notification comes to Ben, Sean, Jack. Question as to whether Tom receives notification

### **Recreation Committee:**

- Trails need work, but the committee will wait until mosquito season is over
- Bog court - work party cleared the area before work, cut down trees
- Discussion on planting in the common circles. Request for volunteers and donations

### **Landscaping Committee:**

- All landscaping work is going according to schedule
- There is some overgrowth in the front entrance. Dead hydrangeas require pruning
- After the heavy rains, almost every grate was packed with debris. The landscaper does clean the grates. New curbs will hopefully help

### **Hospitality Committee:**

- New neighbors have moved in on Fox Run. Christine has met with the homeowners to welcome them
- Suggestion to plan a Fall get together - ideas include a potluck, cornhole, crafts, silly hats, dog parade.

- Location: Great Hills Drive to Oak Hill Park
- Beth will put together a save the date communication. Date: October 21 with a rain date of October 28
- Suggestion that the Board would cover paper goods, tablecloths. The Goldings have offered to set up an ice cream sundae table. This might become an annual event
- Discussion about setting up a pickleball league, providing lessons for interested homeowners

## Old Business

### **Covenant Amendment Update Process & Settlement Proposal:**

Report was requested from the GHHA's attorney. The Covenants' updates were delivered to the courthouse and have been filed. The next step is for the Boston land court to weigh in for final approval. Legal fees have been settled

### **Website Update:**

Beth has been working on the website on Wix.com. Sean was involved in setting it up and will support Beth as necessary. Updated contact info for the Board, along with mailing address. Started a tab for realtors and prospective owners: included the [Moving to Great Hills](#) document, new owner profile. Trail map for Bog Court has been added and Beth also is requesting input for the FAQ section. Also a section for meeting minutes. One issue noted is difficulty googling the website - we need to troubleshoot making it searchable. Sean understands the problem and will work on it. Public and private sides to the website

### **Bog Court:**

Work party cleared the area before resurfacing started; raked out pine needles and leaves and cut down trees. The court has now been resurfaced. It has received two coats of paint, inbounds and outbounds of both areas have been painted. The posts couldn't be used, but new posts will be placed over the weekend (contractor is supplying posts free of charge). It is important to stay off the surface until it is finished. Discussion about putting up a sign with rules (appropriate footwear, no bike riding on the courts). Suggestion by Mike to put something out on Constant Contact. Hockey nets have been moved. Gate must also be moved and the fence needs to be fixed - Jack will

request help from volunteers. We have movable pickleball nets and Mantie has donated a net for the tennis court. Suggestion to purchase another picnic table.

### **Tree Removal:**

There is a dead tree in one of the common circles which needs to be removed, along with the dead tree which is leaning over the trail down to the Bog Court. Jack will get estimates

### **Annual Garage Sale:**

Eric Tobias has volunteered to organize. The proposed date is October 14

### **Association Signs:**

Signs needed: signs for the court area (rules), also at the beginning of the trail heads, a reminder about picking up after dogs. Also signs for a couple of the trails. The sign at the entrance to Fox Run needs to be fixed

### **New Business:**

#### **Irrigation & Solar:**

Irrigation system and electrical lines at the front entrance were damaged by the paving work. No time to fix before the paving had to continue. Only one light is not working in the island area at the front entrance. Suggestion to fix the electricity in the island area and put solar lights at the sides.

The island irrigation has some breaks but can be repaired. Jack would like a couple of estimates. Heads are likely all there - suggestion to turn on the irrigation in the middle of the island and check for functionality

#### **Note of Appreciation:**

Thank you to Sharon for her hours of hard work on the directory project. Beth will be keeping track of changes to the directory

**Meeting Adjourned:** 8:10PM

**Next Meeting:** Wednesday, October 11 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)**