

## **GREAT HILLS HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES JANUARY 10, 2024**

### **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, Bob Arnowitt

**Apologies:** Alla Shokhova

### **Approval of November Minutes:**

Approved unanimously

### **Treasurer’s Report:**

- Profit/Loss Statement through December 31 - positive against our plan
- Slightly behind in bank interest, will make up with the CD
- Cashflow slightly under projection
- Receivables: We had 15 homeowners who had not yet paid the assessment. As of December 31, there were 3. A note has been sent to each homeowner stating that payment must be received by January 31. One payment was received today. Two are outstanding.
- Legal issues: no costs were incurred on this front. Checks were cut for the GHHA attorney in December
- Next issue to deal with will be the property at 13 Wolf Hill. Attorney has spoken with the bank and homeowner. Mike will visit the homeowner and explain legal costs.
- \$7,000.00-\$8,000.00 estimated for legal costs

## Committee Reports:

### Architectural Control Committee:

- Two requests: Screen door replacement and tree removal
- Two pending requests: Tree work and windows

### Recreation Committee:

- Some work has been done on the trails
- Bog court - Sharon and Jack cleaned pine needles.
- A few downed trees. There is a tree down near Great Hills, and another fell across the trail behind Jack's house
- Time to remove wreaths and swags that were put up for the holiday season

### Landscaping Committee:

- Nothing new to report
- Question about the work that has been going on - do we owe any money?
- Last invoice sent in November
- Beth and Alla plan to meet to go over the landscaping contract

### Hospitality Committee:

- Nothing to report this month
- Beth is still waiting to be reimbursed

## Old Business

### Bog Court:

- Jack has been trying to keep it clean
- Dogs have been allowed to play on the court - balls have been chewed. Bicycle skid marks were also found on the court surface. Decision was made to use a combination lock during the winter months. The combination will be provided to members who request it.

- Pickleball players have been using the tennis court after pickleball nets were removed.
- There is a log of people using the combination lock to access the court
- Bench was damaged during a recent windstorm
- Suggestion to place a camera and impose fines if necessary

#### **Common Grounds - Tree Removals:**

- Mike's Tree Service has been selected to take down pines surrounding the Bog Court and the dead oak on Partridge Path
- All cut trees are going to be chipped and removed

#### **Front Entrance Lights:**

- Matt Burch fixed the center lights
- One light on the front sign is out - perhaps it should be tested?

#### **Association Lot Map:**

- A new detailed lot map was generated by the Sandwich Town engineer, including lot numbers and addresses, will be found on the website.
- Minutes also included on the website

#### **New Business:**

##### **2024 Potential Projects:**

- Engage a contractor to clean and paint gates and repair signs
- **Action Item:** Ben will seek out quotes.

##### **Annual Meeting Quorum Change (Bylaws, Article II):**

- Quorum change: 40% is necessary - we need 60 attendees. A change would allow more flexibility in how the number is counted. With less than 40%, we need to adjourn, at present. Lowering the quorum requirement is a priority before the next Annual Meeting.

**Meeting Adjourned:** 7:50PM

**Next Meeting:** Wednesday, February 14, 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](mailto:greathillsmail@gmail.com)**

**Please include your name and Great Hills address**