

GREAT HILLS HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES FEBRUARY 8, 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, Tom Coniaris, Alla Coniaris, Beth Burch, Kate Noke

Minutes, January meeting: Approved

Treasurer’s Report:

No financials to report for February. The transition to the new accounting firm has been smooth. Megan (new company) has been working with Jessica (old company) plus Jack and Mike. Conference call is scheduled for next week. There is a need to clean up accounting for delinquencies. With one more check anticipated, 99% of payments will be current.

With regard to legal expenses, our attorney has sent out three letters for the Board, which required a great deal of background work, examining past judgments. Also there has been some communication with the Bank of America regarding the abandoned property at 13 Wolf Hill Rd.

During the first week of March we purchased two CD’s using funds from our money market accounts, the interest rate on the money market accounts is 0.50% and we were seeking to enhance yield without taking risk. One CD is for \$12k and a six month term, it will earn 4.04%, this was purchased using most of the funds from our restricted money market account. The second CD is for \$20k, and was purchased with funds from our standard money market account. The term of the CD is three months, and it will earn 3.55%; we determined that three months was appropriate given our cash flow projection which indicates that our operating expenses can be covered by remaining funds in checking and money market.

Upon maturity we can decide to roll into other instruments or return the principle back in the respective money market accounts. Interest from the CDs will be deposited into our checking account each month.

Online billpay has been set up - the new account will be able to take care of the process online. Plan to also set up a Venmo account for the HOA to receive annual assessments. This would entail a link to one of the bank accounts and specific instructions would be given to homeowners. Fee of 1.9% per transaction to use the service.

Committee Reports:

Architectural Control Committee:

Jack reported that there have been several requests in the past few months. He plans to initiate a log of requests detailing follow up actions, using Excel.

5 Great Hills is replacing windows, which will be exactly the same as the original. The contractor gave the homeowners a form to have the ACC sign off on before they would start the job. Jack has made up a similar form to provide homeowners the official decision in writing from the ACC.

The Board will need to seek a new ACC chairman. Jack is acting chairman in the interim.

Recreation:

We are not ordering plants from the Cape Cod Cooperative Extension as last year. The Extension did not offer plants this year. Homeowners have offered to share plants for Common Area plantings.

2lbs of windflower seeds have been purchased to start more wildflower gardens. Mike has a rototiller that he can lend for soil preparation.

Suggestion to erect bulletin boards at the entrance to courts to post communications. Jack feels that it would be more cost-effective to buy one ready-made instead of building one from scratch.

Suggestion regarding dog waste signs, pros and cons of supplying waste bags was discussed.

Landscaping:

The contract has been signed. Jack asked about weedkiller not being wanted (we want to be bee friendly) - this has been addressed in the contract. The HOA had been paying extra for mowing the main trails to the two courts twice a year. Suggestion is to change the language to cut the Loop Court grass area when necessary.

We are purchasing more arborvitaes. The previous supplier was not responsive, so we are buying from a more local source. Some will be planted behind 25 Wolf Hill as a barrier. **Action Item:** Alla will forward the information to Jack.

Homeowners have offered to share plantings from their own yards to save money.

Hospitality Committee:

Beth reported that she and Christine Golding met three new families in the neighborhood. They distributed new information packet folders, cookies, wine and a plant as a welcome gift. Beth also bought supplies, to be reimbursed from the petty cash fund. Agreement to replenish the account to \$125 when it gets down to \$25.

Beth suggested a potluck supper to help neighbors get to know one another. Tom shared that in the past, block parties were held on Great Hills Drive.

Old Business

Discussion about installing the lights at the entrance now and putting the cameras on hold until a later time. Tom suggested looking into wildlife cameras. Images can be uploaded to the Cloud. 2 month free trial, and they come with solar.

Mike, Jack and Matt Burch are available to install the new lights. **Action Item:** they will meet this week to determine what supplies are needed, purchase three missing lights and install.

Covenants:

A committee is being assembled to examine/suggest changes to the Covenants. Five people have volunteered. The HOA attorney has suggested that we make individual amendments that can be approved.

New Business

New Board member:

A new chairman for the ACC is needed. Suggestion that the Nominating Committee should be the Board, and candidates would be interviewed. Discussion regarding soliciting members for the Board for next year. Alla will not step down until she trains someone, and to that end she would like an extra person on the Landscaping Committee - a sub chair. The Recreation Committee should support the Landscaping Committee on projects. Suggestion to post a request for volunteers on the neighborhood Facebook site

West Meetinghouse Flooding

Jack contacted contractors - Travers Construction. Plans were sent to Jack by the town of Sandwich. Contractor said that he was available to complete the project, and the cost would be between \$5,000 and \$10,000. Question as to why we own this section. Jack responded that the Head Engineer stated that the HOA didn't want to give up this area. We would need to fill out an application with the Town to have them take over that section but wouldn't be on their agenda until 2024.

Solar Application:

Jack thinks we need to reconsider the solar application. Suggestion to get a copy of the application and come up with a simplified version.

Meeting Adjourned: 8:22PM

Next Meeting: Wednesday, April 12 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