

GREAT HILLS HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES SEPTEMBER 18, 2024

Call to Order

The Great Hills Homeowners Association (“GHHA”) board meeting via Zoom.
The meeting began at 7:02 PM

Attendees

Board: Jack Walker, Mike Lucarello, Beth Burch, Kate Noke, Sean Donnelan,
Ben Bridges, Jack Fitzgerald
Homeowners: Chris Conway

Approval of July Minutes:

Motion: Mike - motion to approve July minutes
Second: Ben - All approved, motion passed

Treasurer’s Report:

- Cash balance of September 9 sent by Megan (as of August month end)
- Restricted accounts moved into normal operations
- Two bank accounts - Operating and Money Market
- Total in the bank is \$77,790.00
- 25-30 homeowners have not paid their annual assessment at this point in time.
Outreach starting Oct. 1
- P&L: Revenues to date are \$36,400.00 for the fiscal period
- \$9,000.000 short on budget as a result of outstanding owners
- Light on interest this year because a couple of material outflows are pending
- Expenses seemed low to the Treasurer - query about landscaping costs.
- Two cycles behind
- Through August there were \$5,400.00 in expenses. It appears that everything is correct
- Landscaper has picked up his check
- \$1,000.00 for bookkeeping and \$3,400.00 for Loop Court tree work
- Ben forwarded the invoices for the work on the gates on August 28th

Question regarding whether the gate painting project is complete - there are a few more things to do. Also, Mike has purchased gold paint for the black sign

Committee Reports:

Architectural Control Committee:

- There have been a handful of requests
- Solar - one homeowner had planned to place solar panels on the front and back of the house, but the design was altered to place all on the back, including the garage
- Solar panels on the back of 29 Wolf Hill Rd. have been approved, to be installed in October, per contractor
- Several tree removal requests

Recreation Committee:

- Update on Loop Court project
- Jack has been doing work on the Bog Trail, Jacky's Trail and the Mossy Swamp Trail
- Poison ivy - Jack has been spraying, especially on the Ridge Trail. The back section behind the wildflower area has a lot of poison ivy
- Brian Whicher has been mowing along the trail and around the Bog court

Landscaping Committee:

- Everything has been caught up
- The Landscaping Committee organized a work party and cleaned up the cul de sac on Great Hills Drive
- Rob arrived and helped at the end

Hospitality Committee:

- Gave a Welcome Package to the new homeowners at 3 White Pine Circle
- New homeowners at 7 Wolf Hill, 9 Oak Hill and 6 Great Hill Drive

Old Business

Open Action Items:

Gates/Signs:

- Discussion on work on gates/signs - they need work. Mike is installing vinyl wraps to stop wooden posts from rotting. Four have been completed.
- Woodpecker damage repaired at Sheep Pasture Way
- \$1,500.000 cost to wrap the posts

Loop Court:

- Resurfacing was supposed to begin, vegetation was cleaned up
- Contractor cannot fix - the surface was like blacktop sealer, and cracks were sealed improperly
- Suggestion to put down new asphalt and the contractor will line
- Jack has contacted paving companies
- Quotes from Cape & Island Tennis Refinishing are for \$180,000.00 or \$80,000.00, depending on scope of project
- Quote from Royal Paving is for \$8,900.00, for 1 ½ inches of asphalt
- Jack has also contacted Cape Curb Appeal. Has not heard back
- Question about whether a shuffleboard court would be something to consider
- Suggestion to consider installing a gazebo to offer a sheltered gathering spot at the Loop Court

Entrance Lights:

- Plan to place a spotlight on the big birch at the entrance. We have two lights available, and Matt Burch said he will take care of the project immediately

Neighborhood Block Party:

- Date: October 19th, from 12PM to 4PM, with October 24th, 12PM to 4PM as a rain date
- Christine Golding will send out a notification
- Plates are left over from last year

Electronic Payment of Assessments:

- It is doable, and we have had 5 or 6 homeowners pay via this method. Ben has not been able to do so successfully.
- Mike: It is working for most people trying to use it

- Jack: Question regarding charges - per Sean, the delta is about 6 cents. Fixed fee plus 2.9%.
- The downside to Wix is that there is a hard time getting someone on the phone
- Payment fee is \$10.00, generally
- Megan is not notified when people do pay
- Still some things to work out

West Meetinghouse Road:

- Discussion regarding the Town of Sandwich taking over the stretch of West Meetinghouse Rd. from Wolf Hill to the dirt road. The dirt road would be paved if the town takes over, so this is something to consider
- Suggestion to conduct a Constant Contact poll to see whether homeowners would be amenable to having the town take over
- The gate cannot be shut, according to the Town

New Business:

Boat/Trailer Storage Violations:

- A letter has been drafted to be sent to homeowners
- Discussion regarding boat size limits. It would be a good idea to formulate a plan to address the issue
- Jack noted that initial communication of violations made by way of Constant Contact Newsletter was circulated, several owners have already taken action to remedy noncompliant situations.
- Mr. Conway (Homeowner participant) acknowledged that the storage of his boat was not compliant, but offered no viable resolution. The Board indicated that a formal notice of violation would be delivered to all non compliant owners and a date for remediation would be stated. It was also noted that the Board could take additional action to enforce the rule, including a decision to issue fines.
- Members discussed possibly amending the current rule, but there was no sentiment in any poll data indicating that Owners are seeking to relax the current rules.
- Several Board members agreed to work with violating owners toward a remedy within the current rules, and to undertake an effort to review rules and possibly propose an amendment.
- Members agreed to issue the letters of violation, which would be slightly modified from the initial draft circulated for review.

Christmas Giant Light Display:

- Beth contacted Michael Magyar, the artist who creates the Sandwich Giants. He could craft one for Great Hills this year. The cost would be between \$2,000.00-\$2,500.00, plus LED lights.
- Suggestion to poll homeowners about this project via Constant Contact

Meeting Adjourned: 8:55PM

Next Meeting: Wednesday, October 9, 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