

GREAT HILLS HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES MAY 8, 2024

Call to Order

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

The meeting began at 7:02 PM

Attendees: Jack Walker, Mike Lucarello, Beth Burch, Kate Noke, Sean Donnelan, Ben Bridges, Bridget Buckley Breen

Apologies: Bob Arnowitt, Alla Shokova

Approval of April Minutes:

Approved unanimously

Treasurer’s Report:

- Cash Position Summary April 30 year end:
- Cash in bank: \$50,977.00, Restricted Cash: \$12,314.00. Closed the year with cash available for operations and projects: \$38,663.00
- The GHHA attorney has been paid, along with the balance for landscaping for April, nothing outstanding
- Compared to projections at last year’s meeting we did \$22,855.00 better than anticipated at last year’s budget meeting. Increased collections were due to Bartlett and Cutler properties, along with a fine for a Fox Run property.
- Ready to close the year and prepare for next year’s budget
- Discussion of next year’s proposed budget: with assessment unchanged, we would achieve revenues of \$49,325.00. We had \$77,258.00 in revenues this year (due to fines and collections)
- Expenses: \$32,302.00 for landscaping costs this year. Next year a \$32,500.00 budget is proposed.
- Discussion of the proposed budget for next year, anticipated expenses
- Net profit of \$800.00 anticipated next year
- Discussion of landscaping costs - removal of trees at the Loop Court will cost \$6,000.00. The price to refinish the court is estimated at \$12,000.00, and an

extra \$2,000.00 to fill cracks. Major cracks cost \$20.00/ft for special “bandaging.” This would be included in capital expenses, along with the gate project that needs to be completed. We will get all of the details on costs for each project and then make decisions regarding carrying them out.

Committee Reports:

Architectural Control Committee:

- 7 requests including a deck replacement, tree work, shrub replacement and light fixtures
- Pending requests for solar panels and roof replacement. Solar approval on Harper’s Hollow. Homeowner question regarding HOA approval process.
- Simplify the Solar Panel form
- Discussion about town (Historic district) guidelines on solar panel approvals
- Discussion regarding political signage on homeowner property, and potential violation with trees removed without ACC consultation and approval

Recreation Committee:

- Installed pickleball nets and new bench, which is secured to the fence
- 13 fairy houses are being installed. Kids are going to help install highrises!
- 9 have already been placed and the final 4 will be installed over a couple of days
- Loop Court - the Recreation Committee will be involved in planning

Landscaping Committee:

- Question: is tree removal included in Landscaping? If it’s in the Common Grounds, yes. Input from Treasurer: It is included in Grounds/Landscaping -
- Rob has been working hard.
- Rhododendrons and dogwoods have been purchased and planted. Sheep Pasture Way has been worked on
- Also looked at cul-de-sacs off Great Hills Drive. Worked on left hand side
- Planted hostas and sedum along West Meetinghouse Rd. and Jacky’s Trail
- Estimate for tree work: \$800.00 - \$1000.00 to remove trees from Great Hills Rd. cul-de-sacs if the contractor gets the contract for tree work around the Loop Court. \$6,000.00 to remove 32 trees. Important to keep leaves and debris off the court. TR Brown is giving a quote.

- On May 16 irrigation repairs will be addressed. Estimate \$2,000.00
- Bulbs have been ordered for Fall planting
- Importance of getting feedback on how to improve the cul-de-sac areas. (Removing either pine or oak trees?)

Hospitality Committee:

- Greeted new homeowners at 7 Crescent Hill and 12 Oak Hill Park
- Closing 6 Great hills next week 2 Briar Patch at the end of the month - the Committee will meet with new homeowners
- Beth is giving a welcome gift and package. Using the fund, and keeping track. Beth needs new folders

Old Business

Open Action Items:

- Quotes for work on gates/signs - Ben has the estimates. The original contractor quoted \$50.00 an hour. \$18,000.00 for the whole project. The other quote is perhaps higher quality, \$60.00 hourly rate, but can get it done faster. Final cost would be \$40.00 less a gate even with higher hourly rate
- Treasurer advised staying on or under budget. Perhaps take the gates in greatest need of being repaired and tackle them first
- Fox Run gates would need to be prioritized
- Contractor is flexible, would work on timing of repairs and painting
- Jack: Reminder to fix the signs also (woodpecker damage, carpentry required)
- Post/Gate rot needs to be repaired
- Prioritize fixing the worst affected gates

Motion: Mike - Make a motion to use the vendor of choice and start the work,

Second: Beth. All approved, motion passed

Front Entrance:

- Jack found a place to order lights. He has asked Matt what kind of lens is needed.
- \$30.00 each for 2 extra lights which were torn out
- Put a light on the large birch tree?
- Build a pickleball divider net
- Ben and Jack will look at the main trail on the Loop Court to control erosion

Website Domain:

- Website Domain: Sean has taken care of it this week. Wix at \$68.55 for three years
- Sean can extend the contract for another 3 years at \$13.00 per year through 2030
- Jack keeping track of deadlines
- West Meetinghouse Rd. section. Jack can get the form to request the town to take ownership, needs to be sent in by the end of the year. If the town took it over, they might pave the dirt road
- Irrigation repair - already covered

Annual Meeting Planning:

- Sent out a poll and 12 people voted to use Zoom, 4 voted for an in-person meeting
- We will meet by Zoom
- Voting for Board members and ACC membership, also a vote on moving the restricted cash moved to general fund
- **Action Item:** Mike will write a summary about the restricted cash issue
- Should we start by addressing proxy voting?
- Quorum: 60 households
- Annual Meeting date: Thursday, June 20, at 7:00
- Plan a meeting beforehand to have an approved budget proposal and make nominations for Board and ACC membership.

Loop Court Resurfacing and Tree Removals:

- Treasurer: propose going ahead with the work. We have the capacity to cover the cost of the projects that need to be addressed
- Final project details need to be hashed out with stakeholders
- Lock in the contractor now and get the work scheduled.
- Beth: reminder to take a look at the dirt road down to the Loop Court - the surface needs to be fixed so that vehicles can use it safely.
- Contractor said that his vehicles can get down there, using care

New Business:

Electronic Payment of Assessments:

- Easier payment integration in Wix, if Megan can take credit card payments she could go through the site. Fee if you use a service like Zelle
- Checking whether we want to pass transaction cost to homeowners - they can still send in a check, they don't have to do online transactions
- Jack: suggestion that Sean, Jack and Mike should have a conversation with Megan regarding this issue

Board Members:

- Bob would be willing to stay on, but is happy to step aside if others wish to take on a role on the Board
- Use Constant Contact to seek new volunteers for the Board and ACC
- Jack will get something out soon - a request for nominations. Need the list of nominees by the time of the annual meeting.
- Reminder that some folks will need to be contacted by mail, not just by Constant Contact.

Discussion about winter maintenance policy - problems (tree work) on West Meetinghouse Rd. and Crescent Hill Rd. need to be fixed by November, according to the town.

Meeting Adjourned: 8:41PM

Next Meeting: Wednesday, June 13, 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