

GREAT HILLS HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES APRIL 12, 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, Beth Burch, Kate Noke, David McCarville, Howard Golding

Treasurer’s Report:

- Received financials for March 31. Total income of \$46,855.00. \$2,553.00 over plan due to collections. All but three homeowners have paid in full. One owes a small amount of interest.
- We have \$6,956.00 to spend in April.
- Over in legal expenses - \$5,600.00. Costs associated with collections and addressing the covenants.
- Mike has created a Great Hills Cash Projection sheet. Discussion regarding the restricted funds - why are they restricted? Projected cash available: \$35,371.00
- Next week appeals papers will be filed, incurring court and legal fees relating to long term delinquent homeowner assessments.
- The transition to the new accountant has been smooth - right now it is tax season, so she is busy. Mike has been working with her on the assessment of collections.

Committee Reports:

Architectural Control Committee:

There have been four different approvals, trees, door painting. Discussion regarding communication with homeowners to explain the purpose and procedures of the ACC

Recreation:

Bulletin boards have been installed at the head of the trails. Matt Burch built the frames. Price was \$438.00 in total.

New trail off the Bog Trail behind Fox Run. Jack has named it the Ridge Trail. He chainsawed fallen trees.

Landscaping:

Trees are coming in on Friday - 17 in total. The cost is \$2,295.00 in total. 6'-7' Green Giant arborvitaes were planted on Oak Hill Park, Harpers Hollow, Briars Patch, Meeting House Circle and Leland Cypress were planted on Crescent Hill.

Soil to add when planting will cost around \$100.00. \$25.00 cost per tree for planting (\$2,400.00 for installation).

Homeowners at 25 Wolf Hill Rd. bought trees from the same tree farm order, planting screening 12 Leland Cypress at the rear of their property beside the trail.

Hospitality Committee:

Beth reported that there are new homeowners at 7 Great Hill - they are closing on Friday. Beth and Christine will visit Alfred and Mary Mills to welcome them to the neighborhood.

Old Business

Lighting: Jack found a source - \$318.00 total, including bulbs. Matt Burch handled the installation.

Covenants:

The committee has met one time. It is about $\frac{3}{4}$ of the way through recommended changes. Mike discussed the superlien issue with the HOA attorney.

Regarding communicating about the issue, Beth has gone through the list of homeowners on FaceBook. Many don't use the site. Suggestion to create an email newsletter. Another issue is the fact that we are missing email addresses. Beth plans to check the list and do some cleanup.

Discussion about using the bulletin board for notices.

West Meetinghouse Culvert:

Cleanup was carried out - \$500.00 cost. There was a lot of sediment to remove. Contractor recommended putting in an exit pipe, \$1,000.000 for drainage. Another contractor quoted \$5,000.00.

Solar Application:

Discussion regarding whether simplifying the document is warranted. Mike suggested that this is an issue for the ACC. Jack is keeping a log of requests.

New Business

Bulletin Board:

Installed at the trailhead of both the Bog Trail and Loop Trail by Glen and Jack. Discussion about how to manage communications, making rules about what should be posted

Communication

Discussion about using Constant Contact to communicate with homeowners, with bulletins, newsletters, photos. Cost is \$10.00 per month. Beth can assist with data entry - create a spreadsheet.

Bog Court:

Questions about redoing the court - do homeowners want to spend the money? There have been suggestions about perhaps putting in a dog park - would homeowners want this? Perhaps at the Loop Court area?

To do the work, we would need to make a decision on restricted funds. We need approximately \$24,000.00 extra for the court. \$9,000.00 is allocated at present.

Action Item: Howard will research dog parks, provide examples

West Meetinghouse Rd work:

Work is being done on culverts. All will be torn up, except the one near Crescent Hill. Sprinklers have been flagged, surface across the entrance will be torn out and plantings and signs will be removed. This is scheduled to happen shortly. Plantings have been guaranteed.

Garage Sale:

Question about whether we want to hold a garage sale - Beth suggested emailing, seek volunteers

Budget Planning:

Mike will come up with a proposed budget, where we should be from a cash perspective. Include projects - dog park/courts. Jack and Mike will discuss, perhaps call a special meeting and then bring findings to the Annual Meeting. Start with this year's spend, and then consider our cash position, committees and projects. Discussion about whether we should budget more for legal expenses next year.

Article 2.4:

David McCarville offered input regarding operation of a daycare in the neighborhood.

Meeting Adjourned: 8:30PM

Next Meeting: Wednesday, May 10 at 7PM via Zoom

GHA Monthly Board of Directors Meetings are open to all lot owners.
If you wish to attend, please contact Jack Walker at pasojackw@gmail.com