

**GREAT HILLS HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES NOVEMBER 15, 2023**

Call to Order

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

The meeting began at 7:02PM

Attendees: Jack Walker, Mike Lucarello, Beth Burch, Kate Noke, Ben Bridges, Tom Coniaris, Alla Shokhova

Apologies: Bob Arnowitt

Approval of October Minutes:

Approved unanimously

Treasurer’s Report:

- As of October 31, our gross cash position is \$62,692.00
- Usable cash is \$50,390.00
- Remainder of the fiscal budget is \$29,450.00
- A few other costs - legal, etc.
- Receivables: \$18,000.00
- As of October 31, 14 homeowners had not yet paid their annual dues. Treasurer has reached out, and six checks have been received, along with commitments from others. Hopefully we will be in the low single digits by the end of the month.
- Legal issues: our attorney has prepared a 30 day notice for 13 Wolf Hill Rd. That period ends in the next day or so, and options are being discussed. Question regarding court filing fees. Everything we spend will be added to the balance. Cost up until now totals \$15,000.00. The HOA is in a good position legally.

Committee Reports:

Architectural Control Committee:

- Two requests made: - Roof replacement at 17 Wolf Hill, and at 4 Wolf Hill a request to install a fence and level the area. All approved. Sean met with the contractor. Question regarding the fence - it is within town limits and all is set and approved. Suggestion to revisit language on fences

Recreation Committee:

- No work will be done on the trails until leaves fall. Last year the landscaper took care of this task
- Bog court - no more work needed on the court, however a suggestion was made to cut down some of the pine trees to prevent all of the pine needles falling on the courts, potentially causing damage (they can cause mold). The other thought would be to use a leaf blower once or twice a week.
- Jack stated that he has a \$3,500.00 estimate to take down the trees. He has tried to obtain other quotes. \$1,400.00 to remove two other problematic trees
- Beth and Ben both offered contacts in the tree removal space

Landscaping Committee:

- Two more weeks before Rob finishes for the year, so we are looking at any other tasks that need to be finished up
- Jack asked about the irrigation system prep for winter. Alla reported it has been blown out and is all set.
- Alla stated that there is no issue with the irrigation box - the dial on the old one is good, and the system is not computerized
- Question from Beth as to whether Rob is doing more cleanup. Alla responded that he is contracted through the end of November, but we can ask him to come back
- Tom stated that Rob also cuts lawns

Hospitality Committee:

- Beth reported that a community member has sadly passed away: Richard Morris, at 10 Great Hills

- She and Christine met with the Zamudios family, who recently moved into their home on Fox Run
- Reported costs for supplies for the Fall party - Beth has a budget and is keeping track of costs. Question as to whether she needs more honey for new neighbors - Jack supplies

Old Business

Bog Court:

- Hooks have been installed on the fence to hang tools - users should remember to put them back!
- Gates need to be closed
- Question about whether we should install a shed for storage - something to consider for the future

Association Signs:

We bought four more trail signs. We have 8 reminder signs regarding picking up dog waste - these have been installed

Entrance Lights:

- These are installed and operating now. Matt Burch hooked up one light. One had a bad bulb and this was replaced. Jack has spares.
- Two solar lights are up and working
- Suggestion to put a light on the birch tree
- All bulbs are LED

New Business:

Security Cameras:

Discussion on the topic of security cameras

Christmas Wreaths:

- We bought 14 last year and spent \$210.00. Suggestion to place them around Thanksgiving. Boy Scouts are selling them at Graziella's

Action Item: Beth will check on pricing - suggestion to approve a purchase up to \$250.00

Association Lot Map:

Jack is working with Sean Harrington, who has a picture of the map and the road. It is very detailed. Request to place Lot #s on it. This map will be added to the website

Meeting Adjourned: 7:55PM

Next Meeting: Wednesday, January 10, 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