

GREAT HILLS HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES MAY 10, 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, Tom Coniaris, Alla Shokhova, Bob Arnowitt, Ben Bridges, Sean Donnelan

Treasurer’s Report:

- Presented Cash Projection Summary as of April 30
- Current cash available for projects, budget overruns and emergencies is \$46,301
- Proposed Annual Assessment Amount of \$325.00
- Discussion regarding the 2023-2024 budget proposal

Committee Reports:

Architectural Control Committee:

Three requests made to the ACC - Landscaping and plantings at one home on West Meetinghouse Rd, a new deck on Great Hills Road and tree removal on West Meetinghouse Rd. A request to remove an oak tree on the property was denied

(7:20 - Motion made by Jack Walker to move into executive session in order to discuss legal matters with Ray Tomlinson, GHHA attorney, seconded by Kate Noke. Motion carried unanimously, meeting moved into executive session)

Old Business

Budget:

Discussion regarding the budget - it depends on cash flow.

\$25,000.00 budgeted for landscaping. \$12,000.00 in restricted funds was originally for legal fees. Need to examine this number. A suggestion was made to increase the annual assessment to \$325.00. Question regarding the feasibility of a dog park. Spending on road work: \$500.00 to have the culvert fixed already, and \$1,000 for a further fix. Discussion regarding funding for landscaping projects and security cameras. Beth suggested lowering the budget for Hospitality to put towards camera purchase, and Jack suggested lowering the budget for trails.

Motion: Mike made a motion to move the budget

Second: Jack seconded

Motion passed unanimously

Nominations:

Question regarding Board members' willingness to serve in the coming year.

Bob may be unavailable for a prolonged period of time, Board members supportive of him staying on and participating when he can.

Ben Bridges was nominated for the Board by Jack, as Chair of the Architectural Control Committee. Sean Donnelan will also serve on the ACC.

Alla intends to stay on the Landscape Committee this year and work with another volunteer in preparation for stepping away from the role at the end of next year. Suggestion by Mike that Alla should be renominated and then make the decision to pass on to a new person.

Mike is willing to serve one more year as Treasurer.

Date for the Annual Meeting - June 22nd

Constant Contact:

Results of the initial trial with Constant Contact:

- We had addresses for 193 individuals
- 81.3% opened the message (139 individuals)
- There were 22 bounces
- 171 successful deliveries
- 32 messages were not opened
- 84% of respondents supported completion of the Bog Court
- 55% supported the Dog Park initiative
- 55 responses to the question of whether they would attend the annual meeting-
31 said Yes, 18 replied Maybe

Discussion regarding the GHHA website, ensuring that we find a new host

Importance of communication - the bulletin boards are another way to keep homeowners informed of happenings in the neighborhood

Motion to Adjourn:

Meeting ended 9:58 PM, meeting to be continued at a later date

**GREAT HILLS HOMEOWNERS ASSOCIATION
SPECIAL BOARD MEETING MINUTES MAY 17, 2023**

(continuation of the May 10 meeting)

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

Budget Planning:

Mike incorporated changes discussed in the May 10 meeting. Court work is reflected as outflow. \$36,000.00 is moved into next year’s cash forecast, earmarked for the court.

We need to make sure homeowners are informed

Covenants Update

Jack completed changes to the GHHA attorney proposal. Discussion regarding language on short term rentals

Association Member Communication:

Discussion regarding sending a hard copy notification of the Annual Meeting or whether using the email distribution would be sufficient. Ways to communicate: Mail, FaceBook, bulletin board, signs.

Discussion about the newsletter detailing amendments to the Covenants, making sure that it is as easy as possible to read

Mike will address the Superlien issue at the Annual Meeting

Action Item: Beth will check on the cost of signs at Staples

Jack and Megan have discussed doing a mass mailing regarding the assessment

Mailing notification about the Annual Meeting should be postmarked 30 days in advance

Annual Meeting Planning:

Discussion on logistics: using Chat to record who attends, need a moderator, unmute attendees during a Q&A period, record the meeting to be transcribed later. Discussion of how to take votes, use docuSign

Action Item: Jack and Mike will check with GHHA attorney how to record votes to amend the Covenants

Format of Annual Meeting: first a Board update, address the amendments to the Covenants, Committee Reports, Budget Review and vote on the increase in dues, Nominations and Election for next year's Board

Shapiro Settlement Proposal:

No discussion at this time

Bog Court:

Discussion on this issue will be included in the update at the Annual Meeting

Website:

We need to make a decision regarding renewal. Sean is conducting a trial on a new host site. We should be a .org. Higher cost for .com address. Sean picked up the site name for \$120.00. He will make a proposal to the Board.

Meeting Adjourned: 8:30PM

Next Meeting: Wednesday, June 14 at 7PM via Zoom (Special Board Planning Meeting)

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