

GREAT HILLS HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES NOVEMBER 20, 2024

Call to Order

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

The meeting began at 7:05 PM

Attendees

Board: Jack Walker, Mike Lucarello, Beth Burch, Kate Noke, Sean Donnellan,
Ben Bridges

Apologies: Jack Fitzgerald

Approval of September Minutes:

Motion: Beth - motion to approve October minutes

Second: Ben - All approved, motion passed

Treasurer's Report:

- P&L Report Oct 31: total revenues are \$47,277.00 from annual assessments, about \$2,300.00 behind plan as a result of six homeowners that haven't paid dues
- Slightly below plan on interest income, funds projection was impacted by the delay in our court project, and we were unable to commit funds to term CDs. We will work on figuring out what to invest in and what to leave in free cash during Q1 2025.
- Expenses through Oct. 31: total expenses were \$22,388.00; Landscaping - \$19,733.00; Bookkeeping - \$1,475.00; also, utilities, website fees, taxes, hospitality and neighborhood activities; budget expenses for the full year is \$49,325
- Overall cash projection: starting balance in two bank accounts is \$60,602.00
- Outflow for remainder of expenses is \$26,937.00, plus remaining amount of approved costs for the Loop Court- \$13,600.00. Contract - \$12,500.00 for repaving and an additional \$1,100.00 for further miscellaneous costs on the project

- Of the \$60,602, outflows and projects are \$40,500.00 leaving a projected cash balance of \$20,065.00, plus uncollected HOA fees for 6 homeowners and one deposit in transit.
- Total projected cash for the fiscal year is \$22,429.00, which is approximately \$6,452.00 better than projected at the Annual Meeting
- Variance summary: work on gates (estimated) - \$18,000.00 and Loop Court (estimated) - \$17,000.00. Year to date, we have spent \$9,027 on the gates and incurred \$3,400.00 on tree work for the Loop Court project, leaving \$13,600.00 to be incurred, no more needed for the gates, leaving \$8,773.00 not spent
- Unplanned spend on the Sandwich Giant at the entrance - \$1,900.00 for the sculpture and lighting
- Accounts Receivable: 6 homeowners owe \$2,391.00.00 including interest, on top of the \$325.00 fee. Reminder notes sent on November; planning to leverage the HOA attorney after Dec. 1.

Committee Reports:

Architectural Control Committee:

- Ben: Will be meeting with homeowner Val Tully on Saturday about a tree removal request.
- Will be speaking with other homeowners regarding tree work requests, R. Sadowski and the homeowners at 9 Oak Hill
- 10 Wolf Hill - request to install a Pine Harbor shed. Request is approved, pending town permitting approval. Homeowner has been reminded to place it at the rear of the house, out of view.
- Sean: discussion on ensuring that phone numbers for homeowners are correct. Beth stated that contact information can also be accessed via the Directory.

Recreation Committee:

- Work party needs to be assembled to widen the trail. Jack will make a request on the Facebook group
- Pickleball nets - the center wheel is off. High winds blew over the nets. Discussion about whether to take the net down for the winter, or put it back up when the wheel is replaced. Sean will be home until the first week of December and will check the wheel with Jack.
- Should Rob leaf blow more of the trails? A work party could do more clearing

- Question from Sean about the landscaping contract - are leaves taken away or moved into the woods. For the most part they're blown away, but in other areas he removes them

Landscaping Committee:

- Tree trimming has been done by the landscaper
- Will request to remove mums
- 500 daffodil bulbs were planted, followed by an additional 100

Hospitality Committee:

- Beth has met with homeowner Julie Hamm
- Planning on meeting the homeowner at 9 Oak Hill Park on Dec. 7

Outreach Committee:

- Kate gave a recap on the first meeting of the committee at Christine Golding's house
- Described plans to connect with a number of neighbors over the holiday season
- Getting information about the committee out to the neighborhood (Constant Contact/bulletin boards)
- Gifts of flowers/baked goods
- The committee will stay in contact by text, keep a record of visits and meet in person from time to time
- Funds - included in the Hospitality funding. Keep receipts for flowers purchased.

Discussion regarding a plan to have carolers in the neighborhood. Have hot chocolate at one of the homes. Suggestion from Mike that Constant Contact would be a good way to get the word out to get a list of people who would enjoy this activity. Sean will get details. Beth also suggested a Luminary Night for a future date.

Old Business

Open Action Items:

Gates/Signs:

- Jack noticed gold leaf is peeling on signs on Oak Hill Park and Crescent Hill
- Loop Court - project delayed until springtime

- West Meetinghouse Rd. town takeover - 43 responses to the poll. 4 for Yes, 39 for No.
- After the initial trimming of overhanging limbs failed Town inspection, Rob (landscaper) offered to use a 12ft pole saw and worked for two hours to cut the branches. This time the work passed inspection. Rob will be sending an invoice.

Boat/Trailer Storage Violations:

- Fox Run homeowner has hidden the boat from street view
- Connect with homeowner on Crescent Hill about this topic, figure out a solution
- Discussion regarding potential fines, having a conversation with homeowner(s)

Christmas Giant Light Display (Storage):

- Discussion about storage of Buckley, the Great Hills Giant. Suggestion to include this in the newsletter to solicit ideas for a storage solution

Holiday Wreaths:

- Jack checked pricing at Aubuchon Hardware - \$19.99. We can get a military discount. Beth suggested checking with the Cooperstown fundraising organizers at Graziellas. Jack has bows for the wreaths.

New Business:

Loop Court Pavilion:

- 168 homeowners opened the newsletter and there were 47 responses to the poll, with 37 Yes responses
- Important to figure out the cost and size. Mike suggested having the ACC take this on to assess the scope of the project
- Suggestion to meet with homeowners who are architects.

Bog Court Storage Shed:

- Discussion regarding Bog Court storage - the Board agreed to deal with the Loop Court Pavilion first

Meeting Adjourned: 8:48PM

Next Meeting: Wednesday, January 8, 2025 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