

GREAT HILLS HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES APRIL 9, 2025

Call to Order

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

The meeting began at 7:01 PM

Attendees

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

Homeowners: Suzanne Hicks, Ellen Slade

Approval of January Minutes:

Motion: Beth - motion to approve March minutes

Second: Mike - All approved, motion passed

Homeowner Query:

Suzanne Hicks asked to discuss the condition of the Fox Run gates. Gates have been repaired and painted last year. Question about whether it makes sense to replace the gates, or whether it would be possible to do a more involved repair. Ben reported that there are no major structural repairs, however one of the big posts is definitely rotting.

Action Item: Ben will enquire about the cost of replacing the post.

Treasurer's Report:

- No monthly expenses
- Cash balance is unchanged, we did not pay a lot of bills in March
- As of April 7, cash balance is \$52,560.00
- We are running under budget
- Estimate that we will spend approximately \$4,000.00 for the upcoming month
- Annual expenses for fiscal year - \$39,000.00. Budgeted - \$49,000.00.
\$5,000.00 for legal expenses.
- \$13,600.00 - Loop Court Project, and \$6,000.00 for the Pavilion

- Cash balance projection - \$29,000.00 - almost \$13,000.00 higher than expected
- Annual assessment will not need to increase this year
- Not anticipating legal expenses in the upcoming year
- We would have funds for the pavilion, shed and some gate remediation.
- Sean will evaluate the work needed on the gate to see whether we can handle it (perhaps using Azek or wrap)

Committee Reports:

Architectural Control Committee:

- One request being handled by Sean - a tree at 3 Great Hills Drive
- Trees being tagged in the cul de sac. Concerns about a large pine which has split and is starting to decay, and with oaks and pines in the cul de sac. The owner wondered if some could be removed. Check in with the tree warden
- Easement applicable to all common areas (10ft)
- Discussion regarding responsibility for removing trees in the case of safety concerns

Recreation Committee:

- Jack has put out a request for homeowners to participate in the Adopt a Trail initiative. 15 people have joined, and 4 others are considering joining
- The pickleball nets have been installed. Jack bought a new section. The center net didn't have a bracket, so one was purchased. Also, 4 sandbags have been installed to keep the nets in place. New pickleball racquets and balls have been purchased.
- Question regarding the condition of the court surface. It is good.

Landscaping Committee:

- Rob started before April 1
- He did an excellent job at the entrance - spent 8 hours working there on the 31st
- Spent close to \$200.00 on pansies
- Removed debris from the court - question regarding payment
- He is removing winter debris in the neighborhood
- Eric Tobias trimmed all of the hydrangeas at the front entrance

Hospitality Committee:

- Nothing to report

Outreach Committee:

- Nothing to report - Kate and Christine meeting

Old Business

Open Action Items:

Gates and Signs/Loop Court:

- Warm weather work

Loop Court:

- Starting in May. Will be working on the road

Buckley Storage:

- Buckley is now in storage. Jimmy collected him in a panel truck and he is being stored in a warehouse

Pavilion:

- Approval: Jack is meeting with the Building Commissioner and Historic. The Building Commissioner said the project would be classified as a public park and require the 521 CMR which governs public accessibility to the pavilion
- Sean voiced concerns regarding ADA compliance
- Suggestion from Mike to discuss with legal counsel, Jack said that Amanda will work on the issue for now

Shed:

- We plan on completing the shed project. There is no issue with the town. We will need to go in front of Historic.
- Sean - Discussion about a Certificate of Exemption

New Business:

Budget Planning:

- Plantings on the trails - Beth will buy some more plantings
- Mike: We have a couple more utility bills
- Mike will get the budget together at the end of April
- No plan to build in legal expense funds for next year
- Annual meeting is in June
- We will have 3 quotes for gate work for next month's meeting

Meeting Adjourned: 8:18PM

Next Meeting: Wednesday, May 14, 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