

Great Hills Homeowners Association

Annual Meeting Minutes June 20, 2024

Call to Order:

The meeting was called to order by Jack Walker, President, via zoom at 7:05 PM. 27 households were represented.

- Motion: Ben Bridges made a motion to accept the 2023 Annual Meeting minutes as presented
- Second: Beth Burch. The minutes were accepted.

Jack Walker reviewed the Meeting Agenda.

Treasurer's Report:

- Mike Lucarello reviewed last year's financials.
- Mike then presented the 25/26 Fiscal budget.
- Discussion on moving restricted cash, approximately \$12,335.90 into the operating balance to use for projects if necessary.
- A voting poll was conducted via the newsletter. One vote per household was permitted, and 104 voted to support the move.
- The annual assessment will remain at \$325.00.
- Motion: Ben Bridges made a motion to accept the budget as presented.
- Second: Peter Shoudy. Motion passed and the budget was accepted.
- **Comment**: Bob Arnowitz noted that the National Weather Service had predicted a doubling in storms, indicating that increased funds might be necessary to deal with the impact of weather events.
- Discussion on the history and cost of the Bog and Loop Court projects

Committee Reports:

Architectural Control Committee:

- Ben Bridges introduced the Committee
- There were 12 tree removal requests, 4 solar panel system panel requests, 5-6 new house repair requests, and 3-4 landscaping requests over the year.

- Requests can be submitted online on the GHHA website using the ACC Request form.
- The Committee will be discussing modifying restrictions in the Covenants.
- Sean: There has been a marked increase in ACC requests, which is gratifying.

Recreation Committee:

- Jack Walker reported on the trail system and presented a map displaying all of the trails.
- There is a new addition to the trail system - 14 fairy houses on Jacky's Trail and the Mossy Swamp Trail. Neighborhood children have been heavily involved in the project, supplying their own imaginations and creativity.
- Volunteer help is needed to clear the side of the trail, with a view to decreasing the amount of foliage so that hopefully there will be fewer issues with ticks.

Landscaping Committee:

- Beth Burch recognized Alla Shokova for her years of service to the neighborhood, chairing the Landscaping Committee.
- A Landscaping Committee with 8 volunteers is in place.
- The Landscaping Committee is responsible for determining how funds are spent. The bulk goes to our landscaper, but some is used to enhance the common areas and cul de sacs.
- New plantings have been planted, including hostas, red twig dogwoods, rhododendrons and Autumn Joy sedums.
- 500 daffodil bulbs have been purchased to plant in the common areas for Spring interest.
- The irrigation at the front entrance was damaged by town workers during the West Meetinghouse Rd resurfacing project. The south entrance now has no water. A solution is being sought.

Hospitality Committee:

- Beth Burch and Christine Golding are on the Committee, and they meet with new homeowners to answer any questions and share a folder with information about the neighborhood.
- Since 2023, the Committee has welcomed 11 new homeowners.
- The Committee takes contact information, and then updates the directory, which is placed on the website. You need to be a member to access the directory.

Old Business:

Bog court

- Description of court, including the nets for tennis and pickleball, supplies (pickleball paddles/balls and bocce balls), bulletin board.
- Fixed fencing and hired a company to remove pine trees around the court area to eliminate issues with pine needles dropping on the surface.

Association Member Communication

- Constant Contact being used for communication - homeowners are responding very favorably. There was an excellent response to the latest poll sent out.
- Bulletin Boards - there are three. One at the head of the Bog and Loop Trails, and one at the Bog Court.
- Invoices will be sent via the newsletter, which is cost effective, since mailings cost \$100.00 each time.

New Business:

Loop Court

- We are using the same contractor as we used for the Bog Court.
- The plan involved installing a half court for basketball and a full court for street hockey.
- A poll was designed and sent out to ask about the surface residents would like to see in the court area. The response indicated that the preference was to have a surface which could support biking.
- The acrylic surface will be harder than the Bog Court surface, however, it may be somewhat slippery when it is wet.
- The contractor will cover the cost of the surface paint, which will provide a more durable surface. 2 coats of acrylic to finish. We may be doing some of the lining of the surface ourselves (contractor would supply paint) if the extra cost is prohibitive. Hasn't been quoted.
- Adding shuffleboard and the plan is to install hooks for shuffleboard sticks.
- Hopscotch
- There is also a sandbox and a grassy area for play, and a wildflower area. The landscaper mows.

Gates

- Ben has checked the gates, and they are in different states of repair.
- The project will be underway in the coming weeks to clean, paint and repair gates. Some need carpentry and other fixes, including repairing rot using wood filler and then sanding, cleaning and painting.
- Some hardware needs to be replaced.
- Small neighborhood signs will also be repaired, cleaned and painted.

Website Electronic Payment

- Sean Donnellan - last year the website was updated and gated content was introduced.
- There are public and private (for members only) portions of the website. The homeowner has to make a request to join, supply some information and then it is approved.
- Members can access directories and ACC requests to be submitted online.
- Exploring online payment for assessments to give homeowners more options for payment. There is a 2.9% fee and a one time additional charge.
- There are other ways for homeowners to pay their assessment. Some have asked for an online option.

Nominations and Voting

- Nominees for Board of Directors
- Jack Walker (President), Mike Lucarello (Treasurer), Kate Noke (Secretary/Clerk), Beth Burch (Director), Bob Arnowitz (Director), Ben Bridges (Director), Sean Donnellan (Director)
- Motion: Peter Shoudy made a motion that the slate of Board of Director slate as presented be moved forward and accepted
- Second: Andrew Tamulynas. Motion carried.

ACC Nominees

- Ben Bridges (Chairperson), Sean Donnellan, Amanda Sawyer
- Motion: Peter Shoudy made a motion that the ACC slate as presented be moved forward and approved.
- Motion seconded and carried.

Note: There is room for an alternate on the ACC. Please contact Ben Bridges if interested.

Discussion regarding the process to request to attend GHHA Board meetings. Meeting announcement is made on the FB page a few days before the meeting, and reminders are sent in newsletters. Homeowners can request a link from Jack in order to join the meeting. Minutes are available to read on the website.

Meeting Adjourned: 8:30PM