

GREAT HILLS HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES JULY 30, 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, Kate Noke, Ben Bridges, Jack Fitzgerald

Question: Approval of May Minutes:

Approved in June

Treasurer's Report:

- Mike hasn't asked Megan for August financials
- Switching over to a new bank, Cape Cod cooperative
- Megan has deposited homeowner annual dues (24 collected from Jack)
- Jack has been in touch with Megan - she says we will need a new deposit account
- People who want to pay cash? Nobody has asked, but monies collected that way could go to Jack or Mike
- Paying with credit card - pay may go into Eastern Bank, Sean got invoices out for the credit card payments
- Has asked Megan for August financials. We should know who hasn't paid in September

Committee Reports:

Architectural Control Committee:

- The ACC has received several tree removal requests and a shed replacement request
- Sean handled the tree removal request

- Question regarding clear cutting at 13 Wolf Hill - it appears that the builder didn't seek approval for the move

Recreation Committee:

- Poison ivy spraying - Jack is still working on the Crescent Hill trail.
- A work party will be going to the courts.
- Discussion about speaking with Rob about paying him to maintain the area.

Landscaping Committee:

- Rob planted additional impatiens
- He is pruning the trees - the committee is having Rob do more work
- Coastal Irrigation has been contacted regarding the irrigation. The timing is off and needs resetting

Hospitality Committee:

- Christine and Beth visited new homeowners on Sheep Pasture Way and welcomed them with a plant and some honey

Outreach Committee:

- The committee reached out to the Burch family - Matt's dad sadly passed away recently. Board members attended calling hours and visited the family to drop off dinner and deliver a plant. The GHHA made a donation to the Coast Guard Heritage Museum in memory of Mr. Burch, per the family's wishes

Old Business

Open Action Items:

Gates and Signs:

- Mike fixed the sign at Fox Run
- Jack caulked and needs to paint the back of the sign
- The Fox Run gate needs to be fixed. The bracket has been torn away, and boards need to be replaced and new hardware added. Finally patio stones will be placed under the wood so that it is not in contact with the soil.
- Mike and Kate offered pavers or flagstone

- Mike spent \$200.00 on supplies
- Reminder to keep receipts
- Oak Hill Park sign was fixed and painted. Gold leaf needs to be added and then sealed with poly
- Crescent Hill sign also needs to be fixed.

Loop Court Resurfacing:

- Needs to finish up by adding the lines. The contractor will be returning. Jack has described what we would like
- Move lines in 8 feet to make room for shuffleboard

Bog Court Shed:

- Due to be delivered shortly.
- Jack has cut branches
- No need to mow.

Work Party:

- A work party may be necessary to address work needed at both courts, perhaps on weekends?
- Suggestion to hire Rob for next Spring in order to manage upkeep on the courts.

New Business:

- Scam attempt in mid July. The GHHA received a request for \$163,000.00 for landscaping and concrete work. Company based in New York. We would need to pay \$8,000.00 per week
- Jack went to the police and filed a report. The police investigated and discovered that the company doesn't do work outside of the New York area.
- Police report is on file
- Jack will retain documents
- Claim was that the work was done a couple of years ago

Pavilion Decision:

- We received the permit for the shed
- Pavilion - town has asked us to survey the whole common area
- Suggestion to get a pop up tent for community use
- Sean has been in touch with the town - we will check in with him to see whether a permanent pavilion plan would be workable
- Concern about spending more money

- It may be \$500.00 for the permit. The process hasn't been approved yet

Meeting Adjourned: 7:43PM

Next Meeting: Wednesday, September 10, 2025 (suggested)* at 7PM via Zoom

(*Later changed to September 17 to accommodate schedules)

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