

GREAT HILLS HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES MAY 14, 2025

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, Ben Bridges, Jack Fitzgerald, Sean Donnellan

Approval of January Minutes:

Motion: Jack - motion to approve April minutes

Second: Ben - All approved, motion passed

Treasurer's Report:

- Intention to roll out a budget assessment after speaking with Megan and then send out by email
- At this point no increase in the assessment is anticipated
- Will discuss a couple of initiatives that we will spend on
- Jack: Will we be approving the budget? We need to meet before the annual meeting. Need to give 30 days notice

Committee Reports:

Architectural Control Committee:

- The ACC has received three requests
- Great Hills Drive tree removals - one is encroaching on a pool area
- New plantings at a house
- New roof and solar panels

Discussion on 13 Wolf Hill - the property has sold and Mike will be reaching out, as there is no real estate agent, so it is important that the buyers are aware of HOA rules.

Discussion regarding work on gates: Ben has not solicited quotes because after inspection he feels that we can do the necessary work ourselves. Fix the sign which is sagging and perhaps replace and paint gate rails

Tree on Great Hills Drive - concern about it falling and a question on whether it is on common grounds. Sean has called the tree warden. Mass GIS site is an interactive property map and is useful in determining property lines.

Action Item: Mike and Jack will check out the map and reach out to the homeowner to discuss

Recreation Committee:

- Adopt a Trail initiative: going well. One person has taken two sections. There are still 5 more to be assigned. Sean offered to take one.
- More plants available through Jack to plant on the trails.
- Pickleball and tennis court nets have been fixed and sandbags have been placed
- New pickleball paddles were bought because the others have broken.
- Beth will take the old bench to the dump.
- Some poison ivy on the trails. It will be sprayed
- A number of Lady Slipper plants have been spotted on the trails - around 30 were counted on one trail!

Landscaping Committee:

- The committee met and discussed the cul de sac plans, Beth will be meeting with Rob to discuss
- Remove some perennials on Great Hills
- Suggestion from homeowner John Dupuis to consider a special assessment to design and add new plantings to the cul de sacs
- Removed debris from the court - question regarding payment

Hospitality Committee:

- Nothing to report

Outreach Committee:

- Kate has been seeking to check in on a couple of homeowners, will follow up

Old Business

Open Action Items:

Gates and Signs:

- Gold leaf on Oak Hill and Crescent Hill Rd will take place in Spring

Loop Court Resurfacing:

- Behind schedule. The contractor is trying for the end of the month. It would take a week.

Loop Court Pavilion:

- Amanda and Tim have been tasked with handling some of the details due to states rules (521 CMR - accessibility)
- Tim sent a detailed rendering of the court area (where posts will be, depth, etc.)
- 2 different options with about a \$1,000.00 difference in price. Ben: painted steel roof is fine. Crushed stone for the flooring.
- Sean noted that he is concerned about the implications of involving the town in the process

Bog Court Shed:

- Whatever is approved, do it first
- \$6,000.00 to bring a shed, drop it down and be done
- Shed Place or Pine Harbor
- 6 week turnaround, no windows
- 8ft x 12ft
- We need to find out if we can get an exemption and install the shed.
- Shed Pace could hopefully move it down to the site in one piece. Pine Harbor would construct onsite

New Business:

Annual Meeting - June 18:

- Need to plan the agenda, and get highlights together to send out to homeowners
- Get feedback from landscaping
- For planning we will communicate by email and then see if we need to meet up

Meeting Adjourned: 8:15PM

Next Meeting: Wednesday, June 11, 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