

## GREAT HILLS HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES JANUARY 8, 2025

### Call to Order

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

The meeting began at 7:04 PM

### Attendees

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

Apologies: Jack Fitzgerald

### Approval of September Minutes:

**Motion:** Mike - motion to approve November minutes

**Second:** Beth - All approved, motion passed

### Treasurer's Report:

- Total bank balances as of 12/31 is \$59.4k, which includes the annual assessment payments collected during December
- As of this report, all annual assessments have been collected and all owners are current. This is the first time in many years that we achieved 100% of balances collected prior to December 31st
- Total revenues are \$48.6k, which is comprised of annual assessments and interest income; the total is lower than plan by ~\$650 as a result of lower interest income than budget. The shortfall is considered immaterial, and has not created any problems with our financial profile
- YTD costs as of 12/31 are \$27.3k, of which landscaping cost is \$23.5 and bookkeeping is \$2.2k. Other costs include taxes, utilities, website and neighborhood activities, which are ~\$200-400 each. The remaining budgeted expenses for the fiscal year (ending 4/30/25) is \$22k, this will cover insurance, taxes, accounting and spring landscaping. The budget also included \$5k for legal costs which we will not likely incur, so there appears to be a benefit to our forecasted costs and residual cash balance which has not yet been factored into our projection

- The current fiscal year end projected cash balance is ~\$23.8k, the projection includes a \$13.6k outflow for the Loop Court repaving that will take place in the spring, and does not account for the potential legal cost save noted above. The projected balance is \$7.8k higher than the budget presented to owners at the annual meeting, the positive variance is largely as a result of saves in the gate remediation project

## **Committee Reports:**

### **Architectural Control Committee:**

- Ben: No new requests
- Will be speaking with homeowner R. Sadowski regarding tree work request and in March

### **Recreation Committee:**

- Pickleball nets are down and stored
- Jack acquired the new wheel necessary to fix the net, \$30.00. All set for next year
- Divider net: two people are needed to remove and take it apart. It has been placed beside the fence and will need to be wrapped
- Jack has been working on the trails, in particular the Crescent Hill Trail and the Mossy Swamp Trail
- Discussion about homeowners volunteering to adopt sections of the trail system. Will revisit, anticipate more interest when the weather warms up

### **Landscaping Committee:**

- Nothing new to report - Rob is done for the season
- Landscaper's final check to be issued
- Plenty of sticks falling in the high winds, but will be dealt with on an ongoing basis

### **Hospitality Committee:**

- Beth has met the new homeowners at 27 Wolf Hill Rd. Very welcoming and interest in volunteering was expressed

## **Outreach Committee:**

- Kate gave an update on the committee
- Christine connected with two homeowners, while Kate was in contact with three others, met two in person
- Jack may have some names to share with the the Committee

## **Old Business**

### **Open Action Items:**

#### **Gates/Signs:**

- Peeling gold leaf on signs on Oak Hill Park and Crescent Hill will be addressed when the weather warms up

#### **Loop Court:**

- project start anticipated in early Spring

#### **Overhanging Limbs:**

- This issue was addressed and the project has been completed satisfactorily. Board member at Carlton Shores reached out to discuss the same topic.

#### **Wreaths:**

These will be taken down by the end of the month

#### **Buckley storage:**

- Mike offered to store our Sandwich Giant in his basement

#### **Cost of divider net bracket:**

- Cost is \$24.00. Cost of weights - approximately \$60.00 for two. Approved by the Board

#### **Boat/Trailer Storage Violations:**

- All resolved - no further action necessary

#### **Loop Court Pavilion:**

- Suggestion to form a committee to research the scope of the project - pricing, planning
- Suggestion to consider getting a quote on an asphalt base when the contractor is working on the Loop Court resurfacing project
- Suggestion to solicit input from a couple of homeowners who are architects.

**Action Item:** Ben will reach out to the homeowners in question

- Jack took a look at the pavilion at the Maple Swamp conservation area.

## **New Business:**

### **Board Vice President:**

- Jack noted that the Covenants call for the selection of a VP to act as a backup for the President of the Board
- Board is restricted to seven members
- VP is an officer
- Jack will provide a write up of VP duties to other Board members

**Meeting Adjourned:** 7:50PM

**Next Meeting:** Wednesday, February 12, 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](mailto:greathillsmail@gmail.com)**

**Please include your name and Great Hills address**