

GREAT HILLS HOMEOWNERS ASSOCIATION BOARD MEETING MINUTES MARCH 12, 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, Ben Bridges,
Amanda Sawyer

Apologies: Jack Fitzgerald, Sean Donnellan

Approval of January Minutes:

Motion: Beth - motion to approve January minutes

Second: Ben - All approved, motion passed

Treasurer's Report:

- Sent out financials - current cash balance as of March 8 \$52,534.00
- P&L statement from May 1-February 28 (10 months) indicate revenues are on plan
- YTD expenses \$34,000.00. Landscaping is the bulk at \$26,000.00. Bookkeeping, \$2,500.00. Insurance cost - \$4,500.00. The rest includes taxes, etc.
- If we spend the remainder budgeted, outflow would be \$14,900.00
- We are in a position to complete the pavilion and shed projects
- Treasurer is keeping a summary of projects, receivables and annual budget
- Question from Beth as to whether irrigation is included in the landscaping budget

Committee Reports:

Architectural Control Committee:

- Ben: Two requests - Sean is handling issues regarding the Sadowski property
- Tree removal on Meetinghouse Rd. - two white pines encroaching on the house

Recreation Committee:

- Need to clean up edges at the bog court. Jack is organizing a work property
- Adopt a trail initiative is still in the works

Landscaping Committee:

- Committee met, went over the contract. Agreement to up the fee to \$22,500.00
- Waiting to hear back from Rob
- Cul de sac meeting on April 3 to discuss work on a couple of the cul de sacs
- Hydrangeas need to be trimmed
- New committee member, John Depuis offered to help out
- Question from Mike - Should Rob's footprint be expanded to blow off the courts?

Hospitality Committee:

- Nothing to report

Outreach Committee:

- Nothing to report - Kate will reach out to Christine Golding

Old Business

Open Action Items:

Gates and Signs:

- Work will be finished when the weather warms up

Loop Court:

- Work will begin at the start of May. The contractor will address the trail down to the Court first

Buckley Storage:

- Volunteer will come by to remove and store the GHHA Giant next time his truck is available, hopefully by April 1

Pavilion:

- Wayfair structure has an aluminum roof, which is better than painted steel
- Suggestion from Mike to go to the court and stake out the area
- Town needs to be notified. We need a permit - submit drawings, foundation plan, plot plan, contact the Historical Society
- Project must be approved
- Submit a package online, must be done by a CLS
- No address associated - we must pick one
- Discussion on insurance coverage
- Amanda Sawyer suggested that the first step is to seek approval from the Historical Society
- **Motion:** Mike - the Board will set aside \$6,000.00 of current financial resources to complete the pavilion project (if the cost is greater than that, we will come back and seek approval for additional funds)
- **Second:** Ben - All approved, motion passed
- Suggestion to wait until the court area is finished
- No plans for the Bog Court shed as of yet, perhaps complete the pavilion and then move on to the shed project by the end of summer
- Suggestion to use Constant Contact to notify homeowners of the pavilion plans

New Business:**Pickleball equipment:**

- Graphite - \$59.00

Solar Light

- Discussion about placing a tall solar light near the little library. Board members voiced some concerns (homeowner approval, light pollution)
- Potential to serve as a storage spot for Buckley?
- Discussion on purchasing a shed online (Wayfair?). Mike stated that we could likely afford two structures

Meeting Adjourned: 8:13PM

Next Meeting: Wednesday, April 9, 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