

Minutes of the April 2022 Meeting of the Hillsboro Cove Homeowners Association Board of Directors

The meeting was held at 9:30 AM at 1071 Hillsboro Cove Circle on 4/14/2022. The meeting was called to order at 9:35 AM

The board members in attendance were Jeff Foster, Marjorie Badger, Bill Daly, and John Solberg. Donna Pritchard was absent. Also in attendance was Nick Harris, our Property Manager, from Realty Performance Group (RPG).

There was a discussion of recent purchases of homes in the community. There was also a discussion of when decks will be inspected by John Standing from Realty Performance Group.

Marjorie Badger mentioned that board members used to meet with new owners to welcome them and go over the Rules and Regulations (R&Rs). Bill Daly has been updating them but would like to have a board meeting dedicated to a page-by-page review of the current R&Rs. It was agreed that this would happen after Donna Pritchard returns from vacation.

The financials for March were approved. Discussion ensued regarding changes to be made to the way our financials are reported.

The following categories of expenses are to be considered "Major Maintenance Expenditures" and they will be paid with "Reserve" funds:

- Roofing repairs/replacements
- Interior repairs
- Deck repairs/replacements
- Siding repairs/replacements
- Gutter repairs/replacements
- Asphalt Maintenance & Repair
- Exterior painting & staining
- Electrical/plumbing/concrete (eg. Storm drains)

In addition, the "Other Landscaping" category, currently classified as an Operating Expense will be considered a Major Maintenance Expense. It includes expenses such as topsoil, seed, grading, shrub replacements, tree trimming, removal and replacement.

In the RPG monthly bookkeeping for 2022, the expenses in the categories will be considered "reserve expenses" (Account code 2669). The Expense Distribution record will include notations for each expense designating which of the above categories applies.

To bring the 2021 Accounting to a close, 2021 expense records for the above categories will be sent to our Accounting firm so they can effectively separate the Major Maintenance Expenses from Operating Expenses in the final 2021 Financial Statements.

Jeff Foster announced that Judy Lipka had resigned from the landscape committee. The Board noted her dedicated work on the committee.

Nick Harris reported that pouring concrete collars around the bases of our light posts would be moving ahead. We will do one to see if it is aesthetically acceptable. Jeff Foster said they will be very protective of the base of the lamp posts and will go down 18 inches into the ground.

Nick Harris has a proposal for tree mapping from Monster Tree for \$12,907.10. This only included front and side yards. Discussion followed that we need to also assess the trees in the backyards in common areas. Nick Harris is asking several other tree companies to provide mapping proposals.

When the landscape committee was touring to see winter damage to driveways and lawns a question came up regarding where survey stakes might be available so we can see where our exact property lines are. This would have an impact on the trees that we may wish to map. It was also discussed that if we are mowing around the trees it looks like they are in common property areas—not in forever wild areas. We should maintain them if our residents are walking through these areas.

John Solberg presented the results of the speed bump survey. He also had a letter to the community giving them the results of the survey. It was concluded that we will not put up the speed bumps unless speed limits are being abused. Speed bumps will be installed on the north block of Spinnaker Lane near Sunset Trail.

We decided to put up the second flashing light at the entry where Helms View comes into Hillsboro Cove Circle. We will also decide where we want 15 mph signs put on our light post on the other roads in the community.

John Solberg discussed the pesticide opt-out variances we have received. John provided a detailed map of where the opt-out variances will be used. He met with everyone who turned in the variances, and he will make a point to be with the Trimline people when they mark the pesticide free homes prior to their spring application. Nick Harris received a quote for a fourth application from Trimline. The amount was \$1949. The board approved this and told Nick to arrange this with Trimline. And there was a discussion about the use of pesticides by Roemig around trees. John Solberg will be looking into that.

An issue came up regarding replacement windows. It appears that there is virtually no guidance given in our R&Rs for windows except that a variance is required. The solution is that the windows must be replaced exactly as they are now with either a white trim or a light brown trim. The light brown trim only applies to homes from 1001 to 1029 Hillsboro Cove Circle. On all other buildings the window trim is white.

Joan LaBue on Spinnaker has asked for a new bush to be planted. Nick will get the list of approved shrubs and we will let her select from that list.

There's an issue at 1160 Hillsboro Cove Circle with tree roots breaking through the surface of the driveway. We will have John Standing from Realty Performance Group check this and report back to us.

There's also an issue at the driveway into the buildings at 1032 Hillsboro Cove Circle. There is a large rock there but it is too far onto the lawn and does not prevent people from making short turns. The grass has been destroyed there by short turns into the driveway. The rock needs to be moved and then the area reseeded.

Earlier there had been an inquiry about the Board buying a professional version of Zoom so people who could not attend committee meetings in person could attend via Zoom. John Solberg has that capacity already and is willing to allow committees to use that for their meetings.

The next Board meeting will be held Thursday, May 19 at 9:30 AM at 1072 Hillsboro Cove Circle.

Respectfully submitted,