

Hillsboro Cove - Board of Directors

Minutes for January 20, 2022, Board Meeting. (333 Reef Point Circle, home of Donna Pritchard)

Present: John Solberg, Jeff Foster, Donna Pritchard, Bill Daly, Marjorie Badger and Nick Harris, Realty Performance Group.

Call to order: 9:39 am

The Meeting Minutes for December 16, 2021 Board Meeting - approved.

The Financial Report for December 2021 - approved.

Management Report

Regarding operating income, total collections for the month were \$40,687. Assessment collections for the month were \$40,655 which was less than budget by \$4,585.

The delinquency report reflects \$0 in delinquencies.

On the expense side, total operating expenses were \$62,240 which was \$41,795 greater than budgeted. The expense categories where there was an unfavorable budget variance that exceeded \$100 for the month: trash removal, repairs and maintenance roofing repairs, other landscaping, snow removal, deck repairs, siding repairs, legal and professional, other administrative and insurance.

The expense categories where there was a favorable budget variance that exceeded \$100 for the month; payroll expense-maintenance, maintenance supplies, landscaping contract and federal income taxes.

There were \$0 in Reserve Expenditures for the month.

Net income from operations for the month, after the reserve allocations, totaled a negative \$39,333 which was worse than budget by \$46,477.

Weekly Maintenance List (presented with invoices)

- Slit dams cleaned out
- Cement around 29 street lights
- Street lamps cleaning
- Pod rental during siding and deck repairs
- Sealing of well
- Gutter cleaning
- Driveway repairs
- Driveway sealing
- Water break at 1119 HC

Tree Work

We are considering mapping the trees here and will contact companies for bids to do this. Nick Harris will ask companies for bids. Issues: some providers don't care and won't be helpful. In addition, companies in general are having a hard time hiring employees so there are fewer choices in the selection of companies available to us.

- Daniels can survey the entire property and give us an estimate. (He will eliminate the emergency tree work from the estimate.)

- Another company that can provide services is Davey Tree. They are world-wide and are able to develop a five-year plan.
- Forecon is able to map-out the property.
- Monster Tree can create the map and assessment, and do the work. John Solberg can manage the spread sheet map if we decide to select this company.

Light Poles

A quote was received from Tony Danzio for placing concrete collars around light poles. The quote was very reasonable. Nick Harris will get the price information to share at our February Board meeting.

Master List for Community Needs

The Board will think of things we need to accomplish in the community for the future and develop a master list. (For example, mail box replacements for our community.)

Hillsboro Cove Community Voting (and Opinion seeking)

The only issue we will vote on at this time is speed bumps (whether to have them and where they should be placed). We will probably use the word opinion not “vote” because ultimately the decision will be the Board’s.

The Fedex trucks have slowed down, but Amazon deliveries and some of our residents still ignore stop signs and speed signs. One recommendation is to place “flashing “ 15 mile-an-hour speed signs at each entrance to the community; the main entrance and the entrance at the traffic light at Glen Edith Road. Nick Harris will research costs of these signs and report back at our February Board meeting.

Pesticide Issue

The “Green Group”, under the leadership of John Solberg, will test the soil in our community at the end of winter. This activity will not require a community vote.

Green Light availability at Hillsboro Cove

The Hillsboro Cove attorney is reviewing the process for installation for next summer or even sooner by Greenlight Networks. They will use slit trenching. We are not sure if they would go through the front or back yards. It will be relatively trouble-free for those neighbors who choose Green Light. The Board will send out a notice to neighbors to let them know when it will be available. Residents will be encouraged to contact the company directly if they have any questions.

Variances

The Board will create individual variiances for: Landscape and Architecture. There will also be a special variance for Pesticide-opt-out, good for one year. Further discussion will take place at our February Board meeting.

Board Communication to Residents

Neighbors with rochester.rr.com com email addresses are not able to receive Hillsboro Cove communications from Board members or RPG. They have to call the

provider Spectrum themselves and speak to a representative to resolve the issue. A letter from the Board was mailed to rochester.rr.com email users.

Rules and Regulations Update

Bill Daly will work with Lisa Taggart to update our Rules and Regulations document.

Newsletter

The Board would like to make quarterly newsletters more positive and personable (i.e. include more stories about events and new neighbors, with more photos.) The Community Relations Committee under the leadership of co-chairs Ann Delehant and Kathy Hinkhouse, have developed new and very successful events; the Dog Parade, the Art Show, the Garage Sale and The Holiday sing-along. Dick Johnson will work with Donna Pritchard on improvements for the Hillsboro Cove Spring newsletter.

Associations Network

The Board Presidents' CAI may have zoom meetings to keep us up to date. Nick Harris will look into this for us and report back at our next meeting.

Committees

Roles and responsibilities of Hillsboro Cove committees will be discussed at our February Board meeting from 11:30am - 12:00pm. The committee members of the Community Relations Committee, the Architectural Committee, and the Landscape Committee are encouraged to make recommendations, but ultimately final decisions are the responsibility of The Board.

Board Training

John Solberg and Bill Daly will prepare Hillsboro Cove Board Training Manuals (for new Board members) to include important information such as Hillsboro Cove Board and Committee definitions and responsibilities.

Neighbor Suggestions and Questions

1. Hold the Garage Sale again this year with better signage and advertisement.
2. Add another "No Solicitation" sign at the Glen Edith entrance.
3. Are insurance and garbage collection costs going up? Yes, but not at a drastic increase this year.

Next Meeting February 24th 9:30a.m. (400 Spinnaker Lane, home of Marjorie Badger.)
Meeting adjourned at 12:00pm.

Respectfully Submitted,
Donna Pritchard, Board Secretary

