

Hillsboro Cove - Board of Directors

Minutes, December 16, 2021

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

Call to order: 9:32 am (400 Spinnaker Lane, home of Marjorie Badger)

The Meeting Minutes for November 2021 and The meeting minutes for Special Meeting December 2, 2021- approved.

The Financial Report for November 2021- approved

Management Report:

Regarding operating income, total collections for the month were \$45,589. Assessment collections for the month were \$45,541 which was greater than budget by \$220.

The delinquency report reflects \$0 in delinquencies.

On the expense side, total operating expenses were \$36,183 which was \$13,153 greater than budgeted.

The expense side where there was an unfavorable budget variance that exceeded \$100 for the month: roofing repairs, fertilization contract, interior repairs, deck 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 and repairs and maintenance.

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

Net income from operations for the month, after reserve allocations, totaled a negative \$8,375 which was worse than budget by \$12,933.

Five Year Plan - There is currently a Five Year Plan. Jeff Foster will provide The Board copies.

Speed Bumps

The speed bumps at the end of Spinnaker will remain at the specific request of homeowners on Spinnaker.need to stay. They are needed to slow traffic going from and to Sunset Lane. The Board will request input from homeowners regarding speed bumps for the remaining streets at Hillsboro Cove. A vote needs to be taken by homeowners regarding speed bumps next Spring. Depending on the vote then we will determine if we have them or how many and where they should go. Ultimately the decision is The Boards'. It was recommended that we cut the three bumps across the road down to two so that bikes and wheel chairs, etc. are not hindered.

Pesticides

It was recommended that the 15 homeowners who don't want pesticide treatments, submit a newly created Landscape Variance for a one-year opt-out of pesticide treatment to include only the lawn area between their house and the street connected to their driveway. They can submit a variance each year and the board will review. The Green Team can provide a soil analysis, with the help of Cornell Cooperative Extension, and then The Board will decide on necessary actions for the next year. The new Variance for Landscaping including a new Pesticide Opt-out Variance will be posted on the RPG website.

Leaves

We are a month behind with leaf clean-up due to the weather. We will contact our lawn service to have one more immediate clean up.

Annual Meeting

Bill Daly moved and John Solberg seconded, a motion to move the Annual Meeting back to May. Bill Daly voted yes and there were four no votes. John Solberg then moved and Marjorie Badger seconded, that The Annual Meeting be held in October. There were four yes lots and Daly voted no.

Financial Report

RPG tracks month to month what are operating expenses and which are long term maintenance. Jeff will share the report with The Board at the next meeting.

GREENLIGHT NETWORKS, LLC

The Board reviewed the GreenLight easement agreement prepared by our attorney. It will be sent to GreenLight for their review and will be returned to The Board for signatures. Bill and Jeff will sign it after changes are made. An easement area map can be provided by the Town of Webster. A motion was made by John Solberg and seconded by Marjorie Badger to return the agreement to GreenLight. All Board members voted yes.

Trees

The Monster Tree representative will be invited to the January Board meeting to discuss what the five-year plan (tree map) would include and what the cost would be. Judy Lippa has the chart of what the Landscape committee discussed with Monster Tree when they toured the property. Currently we identify what needs to be done in the fall and the spring. Daniels Tree Service trims the trees and raises the canopies on an annual basis. Emergency situations should be attended to immediately.

RPG

The Realty Performance Group's contract is for three years. The next contract is to be signed in September 2024.

Mailing List

Bill Daly is working with Michelle Stark and Lisa Taggart from RPG to resolve the issue of emails not being accepted by rr.com addresses. We could accommodate more than one person in a home receiving emails, if we gather all emails of those who wish to receive information. We only, however, allow one vote per household on issues such as The Board election.

Next meeting will be January 20th 9:30 am at 333 Reef Point Circle (home of Donna Pritchard)

Meeting adjourned 11:32 am

Respectfully submitted,
Donna Pritchard, Board Secretary