

Hillsboro Cove HOA Board Minutes 4/2020

Meeting Date: April 9, 2020
Held : via phone

Present: Carmen Berretta, Judy Lipa, Donna Pritchard, Jeff Foster and Nick Harris

The meeting was called to order at 9:08am

Minutes were approved for March 2020

Financial Statement for March 2020 was approved.

Regarding operating income, total collections for the month were \$45,779. Assessment collections for the month were \$44,113, which was greater than budgeted by \$1,485.

The delinquency report reflects no delinquencies. Late HOA fees will be suspended until August 1, 2020, at which time the board will re-assess their status.

On the expense side, total operating expenses were \$18,283 which was \$6,324 less than budgeted. The expense categories where there was an unfavorable budget variance that exceeded \$100 for the month: landscaping contract.

The expense categories where there was a favorable budget variance that exceeded \$100 for the month: payroll expense-maintenance, maintenance supplies, repairs and maintenance, snow removal and insurance.

There was \$0.00 in Reserve Expenditures for the month.

Net income from operations for the month, after the reserve allocations, totaled a positive \$10,524 which was better than budgeted by \$7,810 due to the items discussed previously.

Variances approved – 1103 HCC homeowner will not receive chemical lawn and plant applications.

Unfinished Business -

Homeowners Handbook was delivered by email and US mail (36 homeowners).

Financials will be mailed to the community. Questions should be directly sent to RPG.

New Business -

Annual Meeting (May 14, 2020) will be postponed indefinitely due to corona virus.

The Board has appointed Jeff Foster as new President of Hillsboro Cove Community Association to replace Debbie Fretti-Hepper.

Potential new board members will be contacted this week to determine interest.

Canvas Gazebos and other deck structures - Currently there is one canvas deck gazebo on Reef Point Circle and another planned for Hillsboro Cove Circle. There is one pergola on Hillsboro Cove Circle. The board feels that moving forward we ask that homeowners provide a variance for these types of structures to assure the weight of the structure does not exceed 300 pounds, the structure is freestanding, and the frame work be non-rusting or aluminum.

Projects - 2020

Snow damage - Browncroft to perform initial soil and seed assessment with Romig's review and input.

Painting contract with Accent 2020 to commence in May with target month of completion June 2020.

Driveways - Repairs to be made in May, with sealcoating to be completed in June 2020. (third and last cycle)

Landscaping - The list of needs established in 2019 will be reviewed by Landscape Committee and the Board, then given to Romig for quote and spring installation.

Roads - In May, an assessment by Architecture Committee and Board will provide a three year blue print for repairs according to budget and community priorities.

Property lines – Homeowners, upon closing, are given a Tape Map to determine their lot size.

Meeting Adjourned at 10:03 am.

Next Meeting to be held on May14th at 9:00am via phone.

Respectfully submitted,

Donna Pritchard