

Hillsboro Cove Board Minutes

March 25, 2021

In attendance: Marjorie Badger, Jeff Foster, Marty D'Ambrose, Judy Lipka, Donna Pritchard, Nick Harris and Jason Brescia.

Meeting Began 9:34am via phone conference.

Approval of February 2021 Board minutes.

Approval of February 2021 Financial statements.

Management Report

Regarding operating income, total collections for the month were \$40,545. Assessment collections for the month were \$40,427, which was less than budget by \$4,814.

On the expense side, total operating expenses were \$37,192 which was \$9,592 more than budgeted.

The expense categories where there was an unfavorable budget variance that exceeded \$100 for the month; trash removal, snow removal, gutter repairs, legal and professional and accounting fees.

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

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

Net income from operations for the month, after reserve allocations, totaled a negative \$14,428 which was greater than budget by \$14,417.

Delinquencies: None

Variances:

Approved - 326 Marina View Lane: placement of a dumpster in driveway April 4 - 10th.

Maintenance:

- >Speed Bumps - PRG will determine how many speed bumps we have stored and the board will determine where to install additional speed bumps due to the increase of traffic because of deliveries, and people ignoring stop signs and driving too fast in our neighborhood.
- >Snow plow damage throughout community - the company, by contract, has until April 15 to repair lawn damage.
- >Decks - Inspection of the decks has been coordinated by Jason and John and is currently being performed.

Unfinished Business:

- >Landscaping - The Board decided to eliminate tree applications and get quotes from Trim Line to replace True Green. Gary Romig will have the information by next week.
- >Animal waste - Homeowner living on Hillsboro Cove Circle who is ignoring our requests to pick up her dogs' waste has been fined and will receive a second letter this week with an additional fine. Ultimately, her behavior will result in a lien against her property as outlined in the Rules and Regulations. The attorney's fee of approximately \$500 will also be the responsibility of the homeowner.
- >Dogs who threaten homeowners or their pets - In order for us to document behavior we need homeowners to call the police **or** Webster Animal Control to complete a report so there is a record of the complaint in case further action is required. In addition, our insurance carrier can refuse our coverage if precautions are not taken with pets.

New Business:

- >Due to the pandemic, we are looking at our community events carefully and will make decisions about activities including the Fall Dinner and the Annual Meeting in the months to come. If possible, we will hold our Annual election and meeting in October 2021.

Next Meeting:

April 22, 2021 via phone conference at 9:30am

Meeting adjourned: 10:15 am

Respectfully Submitted: Donna Pritchard, Secretary