

Hillsboro Cove Board of Directions Minutes

April 22, 2021

Meeting began: 9:34am

Attending: Jeff Foster, Jason Brescia, Majorie Badger, Donna Pritchard, Judy Lipka, and Nick Harris.

March Minutes – approved

March Budget – Approved

It was noted the new Trimline contract cost is \$6,886.08 for the 2021-2022 season.

Management Report

Regarding operating income, total collections for the month were \$49,607. Assessment collections for the month were \$49,595 which was greater than budget by \$4,355

The delinquency report reflects \$735 in delinquencies.

On the expense side, total operating expenses were \$7,470 which was \$18,244 less than budgeted.

The expense categories where there was an unfavorable budget variance that exceeded \$100 for the month; trash removal, roofing repairs and interior repairs.

The expense categories where there was a favorable budget variance that exceeded \$100 for the month: Payroll expense, maintenance supplies, repairs and maintenance, snow removal, 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 positive \$24,356 which was greater than budget by \$22,482.

Variations approved:

1132 HCC - installation of sliding glass door.

1079 HCC - installation of new storm door.

Maintenance

Speed Bumps - increase the number of speed bumps due to increased traffic. John will determine what is in storage.

Quotes for replacing damaged light pole - John will research cost.

Wrapping poles - John has purchased materials for use in better weather.

Storage of building materials for siding and decks - John has rented a pod which will be placed in the visitor parking area near water pump station on HCC.

Lawn repairs from snow plows - were completed. Heavy rain washed away the grass seed. Need to wait to see what will germinate. Seed cannot germinate in 30-degree weather. Will address bare areas in Fall.

Deck inspections - suggestion made to let homeowners know when their deck has been inspected by placement of a door tag on front door. PRG keeps a list of all stained decks through the collection of stain receipts submitted by homeowners.

When a post on a deck needs replacing RPG will make sure the post is set on a concrete base.

RPG maintains a check list for stained decks to ensure all decks are in compliance.

Tags will also be left for residents when Realty does any work on a unit.

New Business

Security lights and cameras - we will research options in order to give homeowners choices when purchasing. This will also help to maintain consistency within our community.

Annual Meeting - October, solicitation and election materials will be mailed to homeowners. There will be no in-person meeting this year.

Next Meeting: May 20, 2021, 9:30am via phone conference.

Meeting adjourned: 10:30am

Respectfully submitted,
Donna Pritchard, Secretary