

Hillsboro Cove Board of Directions Minutes

May 22,2021

Meeting began: 9:34am

Attending: Jeff Foster, Jason Brescia, Marjorie Badger, Donna Pritchard, and Judy Lip-pa.

April Minutes - approved

April Budget - approved

Management Report

Regarding operating income, total collections for the month were \$44,671. Assessment collections for the month were \$44,657 which was less than budget by \$583.

The delinquency report reflects \$2,072 in delinquencies.

On the expense side, total operating expenses were \$39,922 which was \$4,515 more than budgeted, in which \$5,935 will be credited back to other landscaping as an AJE in May to correct a posting error.

The expense categories where there was an unfavorable budget variance that exceeded \$100 for the month: trash removal, repairs and maintenance, other landscaping, interior repairs, deck, siding, and legal and professional.

The expense categories where there was a favorable budget variance that exceeded \$100 for the month: payroll expense-maintenance, fertilization contract, 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 \$13,032 which was less than budgeted by \$5,214.

Variiances approved:

1132 HCC - installation of sliding glass door.

1079 HCC - installation of new storm door.

1013 HCC - installation storm door.

1119 HCC - after the fact moving pod.

307 Marina View - estate sale.

1020 HCC - repair windows.

1104 HCC - install pavers under deck revision.

371 Spinnaker Lane - installation new storm door.

1032 HCC - dumpster in driveway.

326 Marina View - trailer in driveway.
1152 HCC - add 5-7 stepping stones off of deck.
400 Spinnaker Lane - stain starts same color as deck.

Maintenance

Speed Bumps - increased the number of speed bumps by three due to increased traffic, and speed limits and stop signs being ignored.

A petition was distributed by a homeowner on Marina View asking neighbors to sign if they wanted the speed bumps removed. One third, according to organizer, of residents signed. Judy will receive the list and will allow one resident per household to vote. The board will hold a meeting next week to discuss this situation as we are getting feedback from those who appreciate the speed bumps as well as those who signed the petition.

Maintenance, repair and painting - the board is working with realty to determine materials and manpower available for remaining decks in the community and siding repairs for homes on Marina View and Spinnaker Lane.

Catch dams - will be cleaned.

Open well in forever wild - will be closed off.

Damaged light pole - John ordered one new pole to be installed. Also will check with masons for quote to make black cement bases for other damaged poles.

Trimline

The service began today, however, Performance Realty Group did not give homeowners notification. All homeowners who sent in the one-time variance to opt-out were not notified by the Human Relations Committee regarding the content of our response to Ann and Louise, (i.e. that legally homeowners cannot opt out of applications because the land/yards are not the property of the individual homeowner).

Trimline representative joined the board conversation. They stated that "going organic" would mean a three hundred percent increase in cost (300%) , and that products used would be unsightly, smelly and there would be no control over grub or weed growth.

Decks

When a new homeowner closes two letters should go out. The first a welcome to the community. The second, a letter explaining our deck staining and maintenance routine. Realty Performance will be responsible for these letters.

New Business

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

Annual Meeting - October 3, 2021 (TBD), solicitation and election materials will be mailed to homeowners. There will be no in-person meeting this year, unless we have a new positive community position on the status of covid. In addition, we would have to locate a site where they could accommodate our numbers.

Next Meeting: June 25 2021, 11:00am at Judy Lipka's
1152 Hillsboro Cove Circle.

Meeting adjourned: 11:30am

Respectfully submitted, Donna Pritchard, Secretary