

Hillsboro Cove Board Meeting - July 2021 Minutes

July 22, 2021 - meeting at Marjorie Badger's home.

Attending; Jason Brescia, Marjorie Badger, Donna Pritchard, Judy Lippa, Nick Harris, Christopher Pusaferi, Esq. and Paul Law.

Meeting began: 9:46 am

- > Approval June Minutes 2021.
- > Approval of Financial Report June 2021.

Management Report

Regarding operating income, total collections for the month were \$48,613. Assessment collections for the month were \$48,199 which was more than budgeted by \$2,959.

The delinquency report reflects \$0 in delinquencies.

On the expense side, total operating expenses were \$34,188 which was \$4,265 more than budgeted.

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

The expense categories where there was a favorable budget variance that exceeded \$100 for the month: payroll expense-maintenance, repairs and maintenance, extermination expense, fertilization contract, other landscaping and insurance.

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

Net income from operations for the month, after the reserve allocations, totaled a negative \$3,356 which was worse than budget by \$1,021.

Variances approved:

1044 HCC - air conditioner installation
1160 HCC - air conditioner installation
1152 HCC - installation hand rail
1156 HCC - installation hand rail
333 Reef Point Circle - installation hand rail
393 Spinnaker Lane - installation hand rail
1140 HCC - installation hand rail

Maintenance:

Roofs were inspected three years ago. We can get 20 - 25 years use out of them before they have to be replaced.

Pole light was replaced at 391 Spinnaker Lane.

Edging on units to keep mulch from spreading. We will set a standard of 6x6 or 4x4 timber to be stained the color of the decks. Currently there are a variety of kinds used by homeowners. These will remain unless there is damage in which case they need to be replaced with the new standard. However, the black edging, that looks like a hose, needs to be removed.

Arborist will be accompanied by the Landscape Committee July 23 to develop a plan for tree replacement, trimming, and to determine health of trees. Action will be taken where necessary on an annual basis. RPG does not prune trees. The arborist will be paid to evaluate and the Board will decide who should do the work.

Roads - sealing will be done this year. Capital improvement of roads is three years out.

Driveway repairs and sealing - no date for these as yet.

No date as yet for covering the well.

Pump Station - if residents have an issue with the pump station they should call the Town or RGE directly.

Speed bumps - we will leave as is until Fall. Noticed people on bikes and using walkers having no issues. Changes will be made if necessary the next season.

Icicles - if homeowners have large icicles on their decks or other places where they create a dangerous situation they should call RPG to remove safely.

Unfinished Business:

Move signs on Sunset that say “No Trespassing” so they are more noticeable.

New Business:

Board election process will be completed in September prior to the Annual Meeting.

Annual Meeting is scheduled for October 21st St. Martin's 6-8pm.

Pesticide Meeting - homeowners who requested variances for opting-out of applications will be invited to attend a meeting in August to further discuss the issue and create a resolution.

Projects 2021:

Painting has begun on Marina View Lane.

Next Meeting: August 17, 2021 at 9:30 am, Donna Pritchard's home, 333 Reef Point Circle.

Respectfully submitted:
Donna Pritchard, Secretary