

HC Board Minutes - September 22, 2021

Attending: Judy Lippa, Jeff Foster, Jason Brescia, Majorie Badger, Donna Pritchard, Nick Harris, Chris Pusateri, Esquire.

Presentation - Pilot Project Proposal by John Solberg

Observing the Pilot Project presentation - Glenda Bondy

Presentation of Insurance Options - Bonnie Gionta, CIC, Vice President USI Insurance Services

Call to order: 9:35am

Summary of John Soldberg's Presentation - Pilot Project

Nine homeowners are working on a proposed Pilot Project to examine our soil and make recommendations for organic alternatives . The committee members have varying degrees of concern relative to pesticides (very concerned to mildly concerned).

The Goal of the Pilot Project is to realize outcomes that:

1. Ensure beauty of the Hillsboro Cove property;
2. Determine products and services that will not increase costs to our neighbors;
3. Applications will not include dangerous chemicals; and,
4. Applications will protect the safety of residents and their pets.

The Process

1. Assessment (October) Three scientists on the committee propose to assess the soil. A satisfaction survey would go out to homeowners. The committee would work with the Landscape Committee.
2. Recommendations. These would come from experts such as Cornell Cooperative. Discussions would happen with representatives from churches and parks where pesticides are not used, to determine problems and solutions.
3. Determine Scope and Scale. Where would the Pilot Project take place? Determine costs.
4. Implementation - May to October 2022. Team proposes to perform ongoing evaluations.
5. Evaluation. Did it work?
6. What's next?

The Hillsboro Cove Board decided that going forward with any Pilot Project must be the decision of the entire community. This proposed Pilot Project will be discussed at the Annual Meeting.

Summary of presentation regarding insurance carrier for the Hillsboro Cove Association - Bonnie Gionta, CIC, Vice President USI Insurance Services.

Due to weather changes (i.e. storms, tornadoes, etc.) insurance carriers have had to increase costs to cover their claims. They are issuing one year contracts. Not many providers work with HOA's. The presentation compared Cincinnati to Travelers - Property coverage, General Liability coverage and Crime coverage. We can always assess the situation next year before we make any changes. However, if we decide not to go with Cincinnati, we can not go back to them as a provider.

The Hillsboro Board decided to stay with Cincinnati for 2022.

Minutes from August 2021 approved.

Financial statements from August 2021 approved.

Management Report

Regarding operating income, total collections for the month were \$34,658. Assessment collections for the month were \$34,505 which was less than budget by \$10,735.

The delinquency report reflects \$2,381 in delinquencies. Letters will be sent to homeowners.

On the expense side, total operating expenses were \$27,216 which was \$1,653 more than budgeted.

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

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

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

Net income from operations for the month, after reserve allocations, totaled a negative \$10,399 which was worse than budget by \$12,365.

Variances

323 Marina View - to hold several September weekend moving sales - denied.
(Homeowner may resubmit a variance requesting a two-day moving sale and must provide signs for "one side" of the road parking.)

1140 HCC - installation of front steps hand rail - approved.

Maintenance

Street lamp cleaning is scheduled for late Fall 2022.

Overall, we anticipate an increase in expenses for tree trimming, trash collection, and association insurance.

Meeting adjourned 11:20 am.

Next meeting scheduled for October 25th 9:30 am at Majorie Badger's home,
400 Spinnaker Lane.

Respectfully submitted,

Donna Pritchard, Secretary