

2021 Annual Meeting - Hillsboro Cove Community

Thursday, October 28, 2021

6pm

St. Martin's Recreation Center

813 Bay Road, Webster, New York

Call to order 6:03 pm

Attending: Over 120 residents, Board of Directors, RPG, Attorney Christopher Pusitari, Esq. and Pesticide Company, Trimline representation.

John Solberg presented a proposal, developed by seven residents calling themselves "The Green Team," outlined a pilot program to evaluate an alternative lawn care program. The goal of the effort was to maintain the beauty of our environment without increasing the cost of lawn-care and without using pesticides in order to protect the health of homeowners and their pets. The data-based program involved six steps, beginning with an assessment: analysis of the soil, the condition of the lawns and homeowners' evaluations of their immediate lawn areas. After getting this concrete data, they would seek recommendations from lawn-care experts, create an implementation plan and budget for a limited pilot program. If the plan received approval by the Board, the pilot program would be implemented, monitored and finally evaluated in the Fall. Progress would be communicated through monthly newsletters. The Green team requested \$200 for the analysis of soil samples from selected locations to begin the assessment step. This presentation was first made in August to the Board which recommended that it be presented to the community at the annual meeting to gain their approval. No vote was taken at the meeting.

Presentation by Steve Lewkins (TrimLine representative) regarding pesticide applications. Steve was supportive of the use of pesticides. From his perspective TrimLine does not apply anything that is harmful to humans or pets. The "danger" signs on lawns after treatments are mandated by the DEC and suggest that people and their pets not walk on freshly treated lawns for 24 hours. He also shared that he cleans his dog's paws after the dog has walked on freshly treated grasses, just to be safe. In his experience with an organic lawn care treatment for Wegmans, the poultry manure that was used had a terrible odor, and the program was terminated after two applications. He said that no organic products guarantee

weed and insect control and that pepper oils and corn gluten don't work. Vinegar kills weeds and also grass

Management Reports - Nick Harris

2020 Year-End Audit - budget tracked nearly perfectly.

2021 - Reserve expenditures were for deck repair, siding and painting.

2022 - There will be a \$10 HOA fee increase per unit. This is because insurance costs have increased (we pay for all national disasters).

Capital Reserve Study - no major problems.

\$114 of monthly HOA fee goes to reserves. There is \$450,000 currently in our Reserves. There are no special assessments for the foreseeable future.

Contracts Review

Romig - There will not be an increase to landscape cost. It has remained \$80,000 for ten years.

Snow Removal. This past year had the fewest complaints in three years. When asked about the number of bids considered, he explained that although there are at least 100 companies on the list, many do not respond to requests.

In selecting waste management companies to provide services, it's not just the lowest bid that is the wise choice. The low bidder may not be able to service the community as promised, so it's important to know their capabilities as well.

Contracts include "Covid Codes of Behavior". Contracts can be broken if providers are verbally attacked or physically attacked by homeowners.

Future Projects - The Board is working with an arborist regarding our aging trees and has requested a cost estimate for a property/landscaping mapping of our trees for planning purposes.

Speed bumps need a community vote. Some residents want more installed on Marina View and Spinnaker Lane, and other residents want all speed bumps removed.

Board of Directors Report - provided by Jeff Foster

Strategic

- Arborist consulted regarding our aging trees. Potential of property/ landscape mapping for planning purposes.

Repairs

- Driveway sealing, driveway replacements and repairs completed.
- The essential road repairs and crack filling completed.
- The siding repairs on Spinnaker were completed.
- Replaced street signs, stop signs, etc.
- The siding repairs and painting completed.
- Many decks were repaired.

Emergency and Safety

- The open well in the forever wild area was covered.
- Street light on Spinnaker replaced.
- Speed Bumps installed on Hillsboro Cove Circle.
- Repaired water break at 1119 Hillsboro Cove Circle.

Rules and Regulations

- Approved RING cameras for over garage doors.
- Approved wood edging along walks.
- Health mandated mailbox selection updated.
- Updated the Rules & Regulations Handbook.

Future Maintenance

- Cleaning the street lights scheduled.
- Cleaning of the catch dams and driveway drains scheduled.

- Silt dam cleaning in the forever wild area scheduled.
- Another round of trimming to be done in November

Landscaping

- Many shrubs were replaced and/or trimmed of dead branches.
- Many areas were seeded but not successful due to lack of watering in early Spring.
- Tree trimmings and removals completed during the summer.
- A few new trees were planted Fall of 2021.
- Reduced lawn application from 8 to 3.
- Reduced shrub applications from 4 to 1.

Ongoing Business

- Variance approvals – 107 for January 2020 - October 2021
- Kept the community up-to-date via email and US post-office mailings.
- Followed up on many complaints about unleashed dogs and the number of pets per unit (two are allowed).
- Visitor parking complaints continue to take up a lot of board time. (i.e. boats, jet ski's, trailers.)

Special events

- Annual Dinner/Picnic rescheduled for August 28, 2022.
- Approved new events: dog parade and art day.
- Approved Annual garage sale.

Notes from the Question and Answer session.

- It was recommended that as many people as possible contact Greenlight to ask them about their plans to provide Internet services within Hillsboro Cove. Currently there are no plans to begin installation here.
- The question of using Trex for deck flooring was raised and will need further review.
- The Hillsboro Cove attorney responded to questions about his role. He has provided legal advice regarding pesticide issues, safety liability regarding speed bumps, variance issues, clarification of HOA voting procedures and issues involving liens.

Questions for Board and community consideration

Can we replace Spectrum with Greenlight? That would take a community vote.

Can we replace deck flooring with Trex at owners expense? That would need further discussion.

Why do we need attorney consultation? Issues needing legal advice are pesticide issues, speed bump (safety liability), conflicts over voting process, and lien issues with one homeowner.

Election Results

Bill Daly and John Solberg have been elected for three - year terms on the Board of Directors for Hillsboro Cove.

7:57pm - meeting adjourned.

Respectfully submitted,
Donna Pritchard, Secretary