

Hillsboro Cove - Board of Directors

Minutes for the month of February (held on March 3, 2022) at Hillsboro Cove Circle - home of John Solberg)

Present: Bill Daly, Donna Pritchard, Marjorie Badger, Jeff Foster, John Solberg, and Nick Harris, Realty Performance Group.

Call to order: 9:36 am

The Meeting Minutes for January 20th Board Meeting - approved.

The Financial Report for the month of January - approved.

Management Report

Regarding operating income, total collections for the month of January were \$65,287. Assessment collections for the month were \$65,287 which was greater than budget by \$18,487. This is due to homeowners paying assessments in advance.

The delinquency report reflects \$650 in delinquencies.

The expense side, total operating expenses were \$12,883 which was \$16,299 less than budgeted. We were *over* budget by more than \$100 for the month in other administrative services.

We were *under* budget by more than \$100 for payroll expense-maintenance, maintenance supplies, repairs and maintenance, snow removal, legal and professional services and insurance.

There were \$1987 in Reserve expenditures in January, including \$1700 for interior repairs. The remaining expenditures were for siding and roofing repairs.

Net income for the month, after reserve allocations, totaled a negative \$34,972 which was \$34,730 more than budgeted **b**.

Action List - (Board will provide more ideas)

Silt damns

Green Light – The Easement Agreement between Greenlight and the Association is awaiting final approval by the respective lawyers. No major problems are expected.

Mailboxes – RPG is researching possible replacements for the community.

Maintenance Report

Ice damming and raking roofs were most of the calls this month to Realty Performance.

Reporting Problems

Homeowners must report problems of any kind, including issues of waste management, icicles and ice dams to RPG. RPG is responsible for addressing these types of problems.

Trees

Jason from Monster Trees did not attend the meeting as expected. RPG is exploring other possible suppliers for “mapping” of our trees to provide for long-range maintenance and financial planning. Alternatives include Daniels (least expensive), High Falls or Davies. There are five addresses for Locust trees that need to be removed. Dead Ash trees need to be removed as well. Bill will send Nick an email as to what needs to be done.

Communication

Homeowner contact information needs to be updated. RPG will send mail to homeowners who do not have email access. The Board will request Dick Jones to send out a request electronically for updated contact information. There are still issues with rochester.rr.com emails that the board is trying to resolve.

News Business

Light Poles – RPG has engaged a contractor to pour concrete bases for all light poles so they will be protected from lawn mower damage. John Standing is working on several methods to protect the pole itself including a type of “sleeve” and a protective paint. The lanterns will also be cleaned.

Speed limits and Speed Bumps

RPG will install the flashing-light 15 mph speed limit signs at both entrances as a safety measure. The Board will send out a letter regarding speed bumps with an electronic survey to get input from the community. If speed bumps are used, their installation will be changed to allow more safe space for bikes and wheelchairs.

Variances

The new opt-out variance defines a limited area at the front of the home that will be free from pesticide applications during the year. This variance must be requested on a yearly basis beginning this year. The homeowner will be responsible to maintain the health of that landscape area. Should lawn or shrub damage occur as a result of the lack of pesticide application, the homeowner will be financially responsible for the repair of that damage, and the property will not be eligible for the opt-out variance the following year. The new Landscape and Architectural variance request forms are now on the RPG website.

Projects

Our current Bylaws have remnants from the time when the development company was first building the community. John is updating by eliminating irrelevant remnants to focus only on what is important to us in the present. Proposed changes will be reviewed by our attorney as a matter of due diligence.

Next meeting - March 22nd, 9:30 am, at home of Bill Daly, 1072 Hillsboro Cove Circle.

Respectfully submitted,
Donna Pritchard, Board Secretary