

**Hillsboro Cove Homeowner's Association
Annual Meeting 25 October 2022
St. Martin Lutheran Church**

The meeting was called to order by President Jeff Foster at 6:02 p.m.

Jeff introduced candidates for the board: Michael Mello, William Reed, Richard Johnson (and Danielle Johnson, who was out of town). He also thanked the members of current board: Bill Daly, John Solberg, Marjorie Badger (and Donna Pritchard, who resigned from the board midyear for reasons of health).

Nick Harris reported for the Management Company. He noted that we are tracking well on expenditures against the budget. He explained various kinds of HOA expenditures: insurance, road repair, landscaping, etc., reporting on contracts and costs for each. He enumerated some of the challenges faced by RPG in dealing with contractors and keeping costs in check. He reported that there will be a \$10 increase in HOA monthly fee in 2023 (for a new total of \$310). Jeff thanked Nick for his hard work for us.

John Solberg presented the Board of Directors report. John noted he was filling in for Bill Daly, who is home sick with COVID. John reported on changes in the board over the past year, expressing appreciation for the work of the board members. He thanked the Community Relations Committee for their many activities this past year. He spoke appreciatively of Nick Harris's work with the board.

John reported on the work the board has done this year. Some highlights:

- Landscape committee, under leadership of Bill Daly, has surveyed entire property and identified trees and shrubs that needed trimming or replacement. Monster Tree Service was engaged to remove 16 trees and do major pruning of 30 others. Shrub work was completed by RPG and Romig.
- Variance form for residents wishing to opt out of pesticides on the lawns immediately around their homes was developed, and about 20 homeowners were approved. These properties will be inspected in November to evaluate whether there is any substantial difference in the appearance of those who opted out, and then the program will be evaluated. The hoped for soil analysis has not been completed, but it still needs to be done.
- Speed limit signs have been installed, and there will be more to come.
- Light poles now have concrete bases to protect them, and they've been painted. Before winter, the lights themselves will be cleaned.
- Guest parking areas have been repaved; 40+ driveways and two stretches of street were seal coated.
- Some patches that were made recently were done improperly, and RPG will be following up with the contractor. An observation that some asphalt damage by snow plows is almost inevitable led to the line of the evening from one homeowner: "It's not RPG's fault, it's not the contractor's fault, it's the asphalt!"
- A gentle reminder about observing Rules and Regulations regarding decorations in mulched areas was sent out, and nearly all homeowners have complied with the request to remove items.

- The board has worked hard at improving communication this year, and this effort seems to have been successful.

The floor was then opened for questions:

- There is concern still for people speeding; the board will discuss possible solutions.
- Concern about units that are being rented; the board and RPG will look into this.
- A petition was presented from Spinnaker residents expressing concern about traffic from Sunset Trail. Jeff addressed the history of the problem; the board will tackle this issue again.
- Attention was called to potholes near HC entrance; Nick reported they are scheduled to be repaired before winter.
- Question was raised about the condition of roofs, which are now approaching 20 years old. An inspection a couple of years ago suggested they should last another 10 years or so; one homeowner expressed concern that they are closer to the end of their life than that. Nick Harris replied that RPG would be doing ongoing inspections.
- A question was raised about skylights—are they considered part of the roof, so that HOA is responsible for repairs? The board will review and make a determination.
- A concern was expressed about where pets can be taken when pesticides are applied. There is currently no area in HC that could be used; some use the Damascus property, but there is a potential for deer ticks on that property. The board will consider possible solutions for the future.

Jeff announced that Richard Johnson and Michael Mello were elected to the board.

The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Richard Johnson, Secretary *pro tem*