

**Hillsboro Cove Homeowner's Association
Annual Meeting 8 April 2025
St. Martin Lutheran Church**

The meeting was called to order by President Bill Daly at 6:07 p.m. He welcomed the members and introduced the other Board members and Nick Harris from Realty Performance Group.

Debbie Gerlach introduced the candidates for the board: Richard Detwiler, Richard Johnson, James Messineo.

John Solberg, Treasurer, reported on the HOA's financial status in 2024.

Nick Harris reported for RPG. He noted that our 2025 budget is right on target. He expressed appreciation for the HC board of directors.

Deb Gerlach announced results of the election: Richard Johnson, Richard Detwiler elected

Dick Jones reported on situation with ambulance service in Webster.

Bill Daly reported on several topics:

- Insurance is expected to increase no more than 10% next year
- Deck inspection will be taking place week after next; after that is done, homeowners should provide for deck cleaning and staining of all decks
- Road paving process will be complete this year; last year's work will be seal coated
- Snow plowing was excellent this year; places where lawns were damaged will be repaired as the weather improves
- Reminders about observing speed limits and stop signs
- Storm drain which caved in has been repaired

Debbie Gerlach reported on our work with trees and shrubs.

Richard Johnson reported on the forthcoming bylaws amendments, and he reviewed the process for requesting variances.

Bill Daly introduced Bill Howard, and together they presented the proposed disposition of a 1.4 acre parcel. Several questions were asked and answered. It was stressed that the disposition requires the approval of 2/3 of the homeowners (not just 2/3 of those voting), so members were urged to return the ballot when it is distributed (probably within the next few months).

The meeting was adjourned at 7:55 p.m.

Respectfully submitted,
Richard Johnson, Secretary