

**Meeting Minutes**  
**Hillsboro Cove Homeowners Association Board of Directors**  
**April 15, 2025**

**[Note: M/S/C means “moved, seconded, carried”]**

Present: Bill Daly, John Solberg, Richard Johnson, Debbie Gerlach, Richard Detwiler, Nick Harris (RPG)

Meeting called to order at 10:02 a.m. at Dick Johnson’s home.

**Minutes:** Approval of minutes of March 12, 2025. **M/S/C**

**Variances received and acted upon by email:**

- 1172 Hillsboro Cove, addition of porch divider, **approved 3/21/25**

**Other matters approved by email:** None

**Treasurer’s Report:** **M/S/C** the March treasurer’s report (attached) be received with appreciation.

**Annual meeting minutes:** Minutes of the annual meeting approved, **M/S/C**

**Management Report:** Nick will follow up on some who are putting their bags of dog poop in a visible location.

**Old business**

**Review of annual meeting:** Long, but good conversation. Board was very appreciative of the gifts presented by some residents.

**Status of agreement with Bill Howard:** Question to be put to the members is: Shall the board be authorized to dispose of the 1.4 acre parcel? We need to be able to trace who has voted so we can follow up in order to get the full number of votes needed. Information should emphasize that approval is recommended by the board, our lawyer and insurance agent. Bill and Dick J. will work on Q&A document to explain the request. Dick D. suggested setting a time when board members would be down there to show parameters to anyone who might want to walk down.

**Electrical box repair:** Has been completed.

**Bylaw revision:**

- 3.03 Agree**
- 3.03 Agree**
- 3.06 Agree**
- 4.01 Agree**

**4.04 Quorum Agree with Chris's proposal**  
**5.01 OK, but add definition of "in good standing"**  
**5.02 OK but move to earlier paragraph**  
**5.11 OK**  
**9.01 OK**  
**11.21: OK**  
**12.01: OK eliminate redundancy**  
**12.04: Dick's change**  
**(11) Disagree with Chris**

Dick will follow up with Chris and prepare new copy.

### **New business**

**Request regarding front garden:** Bill presented requests from Elly Piper regarding the gardening around the front sign. Bill recommended total of \$800 for plants, tools, storage box.  
**M/S/C**

**Harassing letter:** A couple of members have received harassing letters from someone who is apparently a resident. It was recommended that this be reported to the police and to the postmaster.

### **Election of officers:**

Bill Daly, President  
Deb Gerlach, Vice-President  
John Solberg, Treasurer  
Richard Johnson, Secretary  
Richard Detwiler, At-large

**Center line on Helms View:** Dick D. asked about a possible center line on Helms View; Nick will discuss with asphalt company.

**Next meeting:** May 13, 10 a.m. at John Solberg's

Meeting adjourned 11:47 p.m.

Respectfully submitted,

Richard Johnson, Secretary

MAR 2025 Financial Report for Hillsboro Cove						
		Actual This Month	Actual YTD	YTD Budget	YTD Actual vs. YTD Budget	Annual Budget
Total Income		59,418	175,354	175,163	100%	700,653
Operations Expenditures						
	Fixed Contracts	28,261	103,065	90,350	114%	343,145
	General Maintenance	10,310	17,555	24,562	71%	115,648
	Professional Services	4,992	5,886	4,145	142%	7,863
	Miscellaneous	37	231	4,338	5%	12,408
Total Operations Expenditures		43,600	126,736	123,395	103%	479,064
Reserve Allocation		18,795	55,727	55,397	101%	221,589
Reserve Expenditures						
	Decks	-	-	<b>Commentaries for the Month</b>  INCOME was slightly above budget and delinquencies at \$1581 were lower than February. OPERATING EXPENSES were higher by \$4015, mainly due to payment timing between February and March. There were no RESERVE expenses this month.		
	Roofing	-	-			
	Exterior Painting	-	-			
	Interior Repairs/painting	-	-			
	Siding Repairs	-	-			
	Gutter/Downspout	-	-			
	Road /Driveways/Parking	-	-			
	Tree/Shrub R&R	-	-			
	Electric/Water/Waste	-	10,849			
	Miscellaneous	-	-			
Total Reserve Expenditures		-	10,849			
Cash Reserves Available YTD		\$ 372,922				
Contract Liabilities (Reserve Savings)		\$ 420,582				
<b>Fixed Contracts:</b> RPG, trash removal, landscaping, fertilization, snow removal, and Insurance.						
<b>General Maintenance:</b> Maintenance payroll and supplies, non-contract landscaping, extermination & non-Reserve repairs.						
<b>Professional Services:</b> Accounting, administrative fees and legal & professional services.						
<b>Miscellaneous:</b> Electricity, federal income & real estate taxes, expense over-flow buffer.						
<b>Nomenclature:</b> YTD = "Year To Date"; "Actual" = the actual amount of income or expense, distinct from "Budget"						