

Meeting Minutes
Hillsboro Cove Homeowners Association Board of Directors
May 13, 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 10:00 a.m. at John Solberg’s home.

Minutes: Approval of minutes of April 15, 2025. **M/S/C**

Variances received and acted upon by email: M/S/C

- 341 Reef Point: Replace casement windows, approved 4/16
- 1160 Hillsboro Cove: Install garden area behind unit, approved 4/28
- 1001 Hillsboro Cove: Aeration and overseed of lawn, approved 4/28
- 343 Reef Point: Replace casement windows, approved, 4/21
- 346 Reef Point: Plant trees along deck, approved (with height/width restriction) 5/2
- 1099 Hillsboro Cove: Replace windows, approved 5/7

Nick will call resident of 1095 regarding need to get variance for plantings behind deck.

Other matters approved by email: None

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

Management Report: Things have been quiet. One resident complained to a Romig employee during mulching.

Old business

Proposed letter and ballot on agreement to dispose of parcel: Map will be added; ballots must be received by Friday June 20. We’ll send an email after ballots are mailed inviting people to come on May 24 10 to noon to have a look at the parcel if they like.

Bylaws revision: Dick has sent Chris revised copy but hasn’t heard back yet.

Summer paving project: We walked around with the contractor and noted driveways that need replacement, repair, or seal coating; waiting for bid to make final decisions.

Deck replacement: Email has gone out concerning decks that will be replaced or repaired.

Discussion about the condition of 351 Reef Point; Nick will evaluate as to whether it just needs sanding and review total financial commitments already made for decks. Once change to previous list of repairs: Instead of 1012 Hillsboro Cove, we'll do rails on 390 Spinnaker.

New business

Stair replacement of deteriorating stairs: Nick will evaluate possibilities and our responsibilities.

Center line on Helms View: Nick will coordinate with Bill Johnson to do this when road is seal coated.

Next meeting: June 10, 10 a.m. at Debbie's.

Meeting adjourned 11:22 p.m.

Respectfully submitted,

Richard Johnson, Secretary

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