

**Meeting Minutes
Hillsboro Cove Homeowners Association Board of Directors
June 10, 2025**

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

Present: Bill Daly, John Solberg, Richard Johnson, Debbie Gerlach, Richard Detwiler, Nick Harris (RPG), Chris Pusateri (the HOA’s attorney)

Meeting called to order at 9:30 a.m. at Debbie Gerlach’s home.

It was **M/S/C** that the board go into executive session for discussion with Chris Pusateri.

Action taken in executive session: Motion: that we postpone indefinitely consideration concerning sale of property and cancel the current ballot. **M/S/C**

Minutes: Approval of minutes of May 13, 2025. **M/S/C**

Confirmation of matters approved by email since last meeting: M/S/C

Variances received and acted upon by email:

- 1072 Hillsboro Cove, new sliding glass door approved 5/16/25
- 1095 Hillsboro Cove, plantings behind unit, approved 5/27/25
- 399 Spinnaker, installation of car charger in garage, approved 5/27/25
- 345 Reef Point, replace stone under deck in rear, approved 6/2/25

Other matters approved by email:

- Replace steps/walkways beside 349 and 351 Reef Point, approved 5/29/25
- Replace dead shrub 346 Reef Point, approved 6/4/25

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

Management Report: Nothing else to report.

Old business

Summer paving project: Agreed to accept bid as submitted. **M/S/C**

Deck replacement: Deck work is nearly completed.

New business

Dumpster at 377 Spinnaker: Considering the situation, we’ll let this slide. Dick D. will try to catch the young man (homeowner’s son?) who is assisting with the clean out to be sure they know they need a variance to hold a moving sale.

Notification about community events: Agreed that we'll send notice about garden party, garage sale, and picnic dates to community.

Communication: Clarify with Dick Jones about checking with board for certain kinds of communications through his community list. Dick Johnson will routinely post official board communications to the Facebook group.

Bear: After consultation with DEC, we don't believe it was bear scat that was seen on a deck. We'll notify the community, after Bill checks on another recent report of bear scat.

Homeowner concern: Elaine Dooley and David Drozdziel were welcomed to the board meeting to present concerns about the proposed property sale.

Next meeting: Monday July 7, 1 p.m. at Dick Detwiler's, 381 Spinnaker.

Meeting adjourned 12:10 p.m.

Respectfully submitted,

Richard Johnson, Secretary

MAY 2025 Financial Report for Hillsboro Cove						
		Actual This Month	Actual YTD	YTD Budget	YTD Actual vs. YTD Budget	Annual Budget
Total Income		57,321	291,813	291,939	100%	700,653
Operations Expenditures						
	Fixed Contracts	32,424	172,943	151,229	114%	343,145
	General Maintenance	15,013	50,339	41,337	122%	115,648
	Professional Services	1,859	8,214	4,971	165%	7,863
	Miscellaneous	38	712	6,080	12%	12,408
Total Operations Expenditures		49,333	232,208	203,616	114%	479,064
Reserve Allocation		18,466	92,329	92,329	100%	221,589
Reserve Expenditures						
	Decks	49,602	49,602	Commentaries for the Month INCOME was just below budget at \$57,321; delinquencies (>30 days) were \$1620. OPERATING EXPENSES were over budget primarily in general maintenance along with the fertilization contract, snow removal (out of schedule) and legal services. RESERVES EXPENSES of \$57,102 included 6 completed new decks with one underway, and replacement of top rails on 10 decks. Catch basins for road drainage were replaced in anticipation of new asphalt on remaining sections of our street complex. Funds were provided for Garden development at our Hillsboro Cove Circle entrance.		
	Roofing	-	-			
	Exterior Painting	-	-			
	Interior Repairs/painting	-	-			
	Siding Repairs	-	-			
	Gutter/Downspout	-	-			
	Road /Driveways/Parking	5,500	5,500			
	Tree/Shrub R&R	-	-			
	Electric/Water/Waste	-	10,849			
	Miscellaneous	2,000	2,000			
Total Reserve Expenditures		57,102	65,951			
Cash Reserves Available YTD			352,422			
Fixed Contracts: RPG, trash removal, landscaping, fertilization, snow removal, and Insurance. General Maintenance: Maintenance payroll and supplies, non-contract landscaping, extermination & non-Reserve repairs. Professional Services: Accounting, administrative fees and legal & professional services. Miscellaneous: Electricity, federal income & real estate taxes, expense over-flow buffer. Nomenclature: YTD = "Year To Date"; "Actual" = the actual amount of income or expense, distinct from "Budget"						