

**Meeting Minutes
Hillsboro Cove Homeowners Association Board of Directors
August 11, 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 3 p.m. at Bill Daly’s home.

Minutes: Approval of minutes of July 7, 2025. **M/S/C**

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

Variances received and acted upon by email:

- 345 Reef Point, amendment to previously approved variance for back patio. **Approved 7/17/2025**
- 377 Spinnaker Lane, estate sale. **Approved 7/21/2025**
- 346 Reef Point, installation of gate on deck. **Approved 7/23/2025**
- 1099 Hillsboro Cove, window replacement. **Approved 7/28/2025**
- 361 Spinnaker, installation of security camera. **Approved 7/28/2025**
- 361 Spinnaker, placement of patio blocks by downstairs rear exit door. **Approved 7/28/2025**
- 346 Reef Point, add A/C unit for upper bedroom, exterior piping to be painted color of building. **Approved 8/4/2025**

Other matters approved by email:

- Removal of crab apples trees by Romig at 300 Marina View and 1048 Hillsboro Cove. **Approved 7/30**

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

Management Report: No major issues.

Old business

Disposal of property: Discussion of property sale. Apparently there were some errors in recording the property documents; the deed transferring the 15 acres to HCHOA was misfiled. Our attorney will deal with getting this corrected. Appraised value of the 1.4 acres we want to sell to Bill Howard is \$2,500; the cost of the appraisal was \$2,900. We haven’t yet gotten the report from Bill Howard’s appraiser. We’ll keep trying to move forward.

Summer paving project: We need to put off the seal coating of visitor parking lots so that people can park there during the paving. Nick will follow up; it may mean this seal coating doesn't get done this year. Nick will also check on situation with Waste Management.

Deck issues: Nick will check with Sherwin Williams regarding water-based vs. oil-based stain. We still need some answers about the deck at 1160; Nick is looking into it so we can determine whether the best solution is to cut the deck back.

Alleged bear issue: Skat submitted to DEC; they replied that it appears to be white tail deer who have been eating wet grass. Dick will send an email out after the paving is finished.

Shrub removal at 1160: Nothing more to be done.

Patio at 343 Reef Point: We have no information about whether this patio was part of the original construction and thus our responsibility. Nick will get a quote for what it what cost for RPG to replace the rotting boards.

New business

Crank cards: There has been no word from anyone else who may have received these cards.

Guest parking spaces: Agreed, let this lie low for now.

Request for shrub removal: Bill will set up an inspection.

Concern about home being bought to lease: There are no rules preventing long-term leasing.

Driveway crack at 328 Marina View: Agreed, add this to driveway repair list.

Picnic: Only one reservation so far; Dick J. will send email blast before end of month.

Steps on Reef Point: Some repair needs to be done by the landscaper; he hasn't come back yet after six weeks. Nick will follow up.

Landscaping issues: Debbie asked for clarification about who does what—Romig, RPG, independent contractors? Nick replied that Romig does most of landscaping issue; RPG may do small things like trimming a branch.

Next meeting: Monday, Sept. 8, 3 p.m. Debbie's house

Meeting adjourned 4:55 p.m.

Respectfully submitted,

Richard Johnson, Secretary

JUL	2025 Financial Report for Hillsboro Cove					
		Actual This Month	Actual YTD	YTD Budget	YTD Actual vs. YTD Budget	Annual Budget
Total Income		58,144	407,728	408,715	100%	700,653
Operations Expenditures						
	Fixed Contracts	27,542	228,204	197,377	116%	343,145
	General Maintenance	10,424	78,152	68,511	114%	115,648
	Professional Services	2,714	12,262	5,797	212%	7,863
	Miscellaneous	43	1,324	7,822	17%	12,408
Total Operations Expenditures		40,724	319,942	279,508	114%	479,064
Reserve Allocation		18,466	129,260	129,260	100%	221,589
Reserve Expenditures						
	Decks	22,768	128,428	Commentaries for the Month INCOME was on budget; delinquencies (>30 days) were \$2330. OPERATING EXPENSES remained high with ongoing over-budget expenses for maintenance payroll. Higher than normal legal expenses were related to our abandoned effort to sell the property at the base of Sunset Trail. RESERVE EXPENSE of \$23,810 was largely due to work on decks. The total expenditures for the year was \$128,428 for deck reconstruction. This included 9 newly replaced decks and repairs of 8 additional decks replacing top rails, new stairs, deck boards and a privacy fence.		
	Roofing	-	-			
	Exterior Painting	-	-			
	Interior Repairs/painting	-	-			
	Siding Repairs	-	-			
	Gutter/Downspout	-	-			
	Road /Driveways/Parking	-	5,500			
	Tree/Shrub R&R	-	-			
	Electric/Water/Waste	-	10,849			
	Miscellaneous	1,042	9,242			
Total Reserve Expenditures		23,809	154,018			
Cash Reserves Available YTD		303,286				
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"						