

Meeting Minutes
Hillsboro Cove Homeowners Association Board of Directors
July 7, 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 1 p.m. at Dick Detwiler’s home.

Minutes: Approval of minutes of June 10, 2025. **M/S/C**

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

Variances received and acted upon by email:

- 1084 Hillsboro Cove, replace deck, approved 6/20/25
- 381 Spinnaker, new chimney cap, approved 7/7/25

Other matters approved by email:

- Remove honey locust tree near 1028 Hillsboro cove, approved 6/21/25

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

Management Report: All quiet with homeowners. There’s still considerable conversation regarding the property disposal. Brief discussion about people behind on assessments.

Old business

Disposal of property: Howard’s surveyor has finished; ours will be starting any day.

Summer paving project: Checking with Central Roadways to confirm a date for beginning.

Deck issues: Board discussed possibility of changing to oil-based stain; **agreed**, no change at this time. Discussion of changing frequency of staining; **agreed**, check with Sherwin Williams before making a decision. Remind people with new decks not to stain for six months (which effectively means next year).

Variance: M/S/C approval of variances for windows and skylight at 1001 Hillsboro Cover

Dumpster: Unauthorized dumpster at 377 Spinnaker. Residents have moved. Bill will call dumpster company.

Alleged bear issue: Bill will call DEC for advice.

Steps/walkways on Reef Point: Some problems with the replacement. Bill Marvin will contact the landscape company that did them for needed corrections.

Deck: Deck at 1160 that was expanded last year has caused some complaints. Nick will try to get some clarity on exactly how this issue developed.

Vehicle in guest parking: Nick will follow up.

New business

Driveway repair at 383 Spinnaker: Agreed, add this to the list for this summer.

Bush tour: Bill will put together a walk-around regarding bushes.

Patio at 343 Reef Point: Owner has asked that patio which original owner installed be repaired. Nick will check on history.

Next meeting: Monday, August 11 1 p.m. at Bill Daly's

Meeting adjourned 12:10 p.m.

Respectfully submitted,

Richard Johnson, Secretary

JUN		2025 Financial Report for Hillsboro Cove				
		Actual This Month	Actual YTD	YTD Budget	YTD Actual vs. YTD Budget	Annual Budget
Total Income		57,771	349,584	350,327	100%	700,653
Operations Expenditures						
	Fixed Contracts	27,719	200,662	179,401	112%	343,145
	General Maintenance	17,388	67,727	54,924	123%	115,648
	Professional Services	1,334	9,548	5,384	177%	7,863
	Miscellaneous	569	1,281	6,951	18%	12,408
Total Operations Expenditures		47,009	279,218	246,660	113%	479,064
Reserve Allocation		18,466	110,795	110,795	100%	221,589
Reserve Expenditures						
	Decks	56,058	105,660	Commentaries for the Month INCOME was again just below budget; delinquencies (>30 days) were \$2243. OPERATING EXPENSES were over budget, again in general maintenance and the fertilization contract. Other expenses were below budget. RESERVE EXPENSES of \$62,258 were primarily for new deck construction and deck repair. Unsafe landscape stairways were replaced. SEE July report for a more complete description of the deck work completed this summer.		
	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	6,200	8,200			
Total Reserve Expenditures		62,258	130,209			
Cash Reserves Available YTD		308,630				
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"						