

**Meeting Minutes
Hillsboro Cove Homeowners Association Board of Directors
September 8, 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 3:12 p.m. at Debbie Gerlach’s home.

Minutes: Approval of minutes of August 11, 2025. **M/S/C**

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

Variances received and acted upon by email:

- 383 Spinnaker, new windows. **Approved, 8/17/2025**

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

Management Report: Quotes for insurance coverages for next year are approximately \$125,000, an increase of approximately \$15,000.

Old business

Disposal of property: Still waiting on Howard’s assessment report. Email from Chris Pusateri: easement agreement does not restrict subdivision of parcel. The 15-acre parcel can be transferred as a whole or subdivided and a portion transferred. In either event, the conservation easement is not impacted without action by town of Webster. **M/S/C** Bill authorized to move ahead with discussion on this.

Bylaws: The revision is ready to go to printer and mailed out. **Agreed**, Dick and Bill will arrange for printing. Negative “votes” will be sent to Dick.

Deck issues: Letter has been sent to those who have not yet submitted evidence of deck staining. Nick will provide us with emails regarding variance for deck and 1160 Hillsboro Cove.

Repair of patio at 343 Reef Point: M/S/C work be approved after the fact.

Variance for 381 Spinnaker: Request for rock border around deck. **M/S/C**

Shrub inspection: Bill will set a date

New business

Dead branches on tree at 329 Marina View: Agreed, tree will come down.

Picnic: As of today, 46—much less than last year. One way to avoid this in future would be to schedule on Saturday.

1084 Hillsboro Cove: Removal of shrub, **approved.**

351 Reef Point: Repair of walkway, **approved.**

Next meeting: Monday, October 13, 10 a.m. Johnson house

Meeting adjourned 4:20 p.m.

Respectfully submitted,

Richard Johnson, Secretary

