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

		Actual This Month	Actual YTD	YTD Budget	YTD Actual vs. YTD Budget	Annual Budget
Total Income		59,334	467,062	467,103	100%	700,653
Opera	tions Expenditures					
	Fixed Contracts	36,951	265,155	215,353	123%	343,145
	General Maintenance	9,982	88,133	82,099	107%	115,648
	Professional Services	3,323	15,585	6,210	251%	7,863
	Miscellaneous	44	1,367	8,693	16%	12,408
Total (Operations Expenditures	50,299	370,241	312,355	119%	479,064
Reserve Allocation		18,466	147,726	147,726	100%	221,589
Resen	ve Expenditures				,	
	Decks	-	127,500	Commentaries for the Month		
	Roofing	-	-	INCOME was slightly higher than budget;		
	Exterior Painting	-	-	deliquencies (>30 days) was \$880.		
	Interior Repairs/painting	-	-	OPERATING EXPENSES remained high with ongoing		
	Siding Repairs	3,537	3,537	over-budget expenses for maintenance payroll Payment for landscaping included both July and		
	Gutter/Downspout	-	-	August. Legal expenses included property assessments for the land we had proposed to sell.		
	Road / Driveways/Parking	-	5,500			
	Tree/Shrub R&R	-	-		t property was as	
	Electric/Water/Waste	2,550	14,327	RESERVE EXPEN	SE of \$6087 includ	ded the \$2550
	Miscellaneous	-	9,243	water leak repair	rand \$3537 for si	ding repairs.
Total Reserve Expenditures		6,087	160,107			
Cash Reserves Available YTD		315,664				

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"