

**Meeting Minutes
Hillsboro Cove Homeowners Association Board of Directors
January 9, 2026**

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

Present: Bill Daly, Debbie Gerlach, John Solberg, Richard Johnson, Richard Detwiler, Nick Harris (RPG)

Meeting called to order at 2:00 p.m. at Richard Johnson’s home.

Minutes: Approval of minutes of December 5, 2025, board meeting. M/S/C

Confirmation of matters approved by email since last meeting: None

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

Management Report: “No parking/standing” sign is ready; Bill Marvin will consult with Bill Daly about placement. 1144 Hillsboro Cove, Nick checked on basement window variance request and it appears to be in order. M/S/C variance request be approved.

Old business

Bylaws revision: Chris Pusateri has not yet filed the bylaws; should be done next week.

Possible Rules & Regs amendment: There was a discussion about revisions to rules about holiday decorations. Dick J. will draft language incorporating the discussion.

New business

Request for tree removal at 355/353 Reef Point: Variance not approved because it is not the appropriate mechanism, but Landscape Committee is considering this tree as part of overall list of tree removal.

Garbage removal: Still concerned about what Waste Management may require. Nick is looking into a new company that is servicing Webster.

Update for homeowner’s information: Bill has been working on revising the form; when ready, we’ll send to all homeowners.

Nominating committee: Dick J. will chair. Debbie is willing to run again.

Date for annual meeting: Nick will set up an April date with St. Martin.

Next meeting: Dick Detwiler's house, 381 Spinnaker. Tuesday, Feb. 10, 3 p.m.
Meeting adjourned, 3:35 p.m.

Respectfully submitted,

Richard Johnson, Secretary

DEC 2025 Financial Report for Hillsboro Cove						
	Actual This Month	Actual YTD	YTD Budget	vs. YTD Budget	Annual Budget	
Total Income	59,151	700,375	700,653	100%	700,653	
Operations Expenditures						
Fixed Contracts	40,093	387,693	343,145	113%	343,145	
General Maintenance	13,213	148,088	115,648	128%	115,648	
Professional Services	1,273	22,240	7,863	283%	7,863	
Miscellaneous	500	2,526	12,408	20%	12,408	
Total Operations Expenditures	55,079	560,546	479,064	117%	479,064	
Reserve Allocation	18,466	221,590	221,589	100%	221,589	
Reserve Expenditures						
Decks	-	135,328				Commentaries for the Month INCOME was \$59,151 bringing the yearly income slightly above budet. Delinquencies over 30 days was \$410. OPERATING EXPENSES were again over budget due to an additional landscaping contract charge and an array of smalled repairs throughout our HOA. RESERVE EXPENSES were very low: \$213 for supplies. NOTE: Our available Reserves will be adjusted lower since, once again, our operating expenses exceeded budget, and we'll have to "borrow" again from our Reserve Savings account. The exact amount will be available after our 2025
Roofing	-	766				
Exterior Painting	-	-				
Interior Repairs/painting	-	-				
Siding Repairs	213	5,459				
Gutter/Downspout	-	-				
Road /Driveways/Parking	-	139,307				
Tree/Shrub R&R	-	14,805				
Electric/Water/Waste	-	17,471				
Miscellaneous	-	8,200				
Total Reserve Expenditures	213	321,336				
Cash Reserves Available YTD		228,298				

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

