

**Meeting Minutes**  
**Hillsboro Cove Homeowners Association Board of Directors**  
**March 12, 2026**

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

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

Meeting called to order at 3:04 p.m. at Bill Daly’s home.

**Minutes:** Approval of minutes of February 10, 2026, board meeting and executive session.  
M/S/C

**Confirmation of matters approved by email since last meeting:**

- 396 Spinnaker, dumpster: **approved, 2/16/26**
- 1148 Hillsboro Cove, dumpster: **approved, 2/25/26**
- 1099 Hillsboro Cove, window replacement: **approved, 3/3/26**
- 393 Spinnaker, dumpster, window replacement: **approved, 3/5/26**

**Treasurer’s Report:** John Solberg presented February treasurer’s report and a summary of 2025. Motion to receive report with appreciation. M/S/C

**Management Report:** We got through the winter fairly well, despite the snow.

**Old business**

**Homeowner information form:** Yuli will track returns.

**Tree removal on Sunset Trail:** Cost was \$3,500.

**“No parking” sign:** Has been installed, but there are still people not observing it. One car that regularly parks there is unlicensed and probably uninsured, which is problematic if they are driving in our neighborhood. There was discussion about how to deal with this problem; perhaps a registered letter to the owner, asking her not to drive on our streets in an unlicensed vehicle.

**Annual meeting:** Need help setting up chairs. Ann Delahant and crew will count ballots. Need projector, screen, P.A. system. Dick J. and John will work on powerpoint presentation. Material on disposition of property should go out next week.

**New business**

**Streetlight at Spinnaker and HCC:** Bill has reported, should be taken care of.

**Dog waste:** Still haven’t identified the culprit.

**Crab apple tree on Reef Point:** Nick is working on getting that replaced.

**Front garden:** Bill received a nice thank you note from Elaine for our support of the garden.

**Next meeting:** April 10, 3 p.m. at Detwilers', 381 Spinnaker

**Meeting adjourned,** 5:10 p.m.

Respectfully submitted,

Richard Johnson, Secretary

<b>FEB 2026 Financial Report for Hillsboro Cove</b>					
	Actual This Month	Actual YTD	YTD Budget	YTD Actual vs. YTD Budget	Annual Budget
<b>Total Income</b>	62,032	122,511	123,732	99%	742,389
<b>Operations Expenditures</b>					
Fixed Contracts	30,733	75,930	66,431	114%	378,350
General Maintenance	12,571	17,157	17,935	96%	125,008
Professional Services	3,683	3,952	5,273	75%	14,138
Miscellaneous	59	394	2,362	17%	11,327
<b>Total Operations Expenditures</b>	47,046	97,432	92,000	106%	528,823
<b>Reserve Allocation</b>	17,798	35,596	35,596	100%	213,566
<b>Reserve Expenditures</b>					
Decks	-	-	<b>Commentaries for the Month</b>  OPERATING INCOME: Total income was 62,032.  EXPENSES: Operating expenses were \$47,046, over budget by \$2500. Maintenance Payroll was over budget by \$5126, and Accounting fees over because of EOY Audit.  RESERVE EXPENSES were \$3500 for tree removal at the bottom of Sunset Trail.		
Roofing	-	-			
Exterior Painting	-	-			
Interior Repairs/painting	-	-			
Siding Repairs	-	-			
Gutter/Downspout	-	-			
Road /Driveways/Parking	-	-			
Tree/Shrub R&R	-	3,500			
Electric/Water/Waste	-	-			
Miscellaneous	-	-			
<b>Total Reserve Expenditures</b>	-	3,500			
<b>Cash Reserves Available YTD</b>	224,012				
<p><b>Fixed Contracts:</b> RPG, trash removal, landscaping, fertilization, snow removal, and Insurance.</p> <p><b>General Maintenance:</b> Maintenance payroll and supplies, non-contract landscaping, extermination &amp; non-Reserve repairs.</p> <p><b>Professional Services:</b> Accounting, administrative fees and legal &amp; professional services.</p> <p><b>Miscellaneous:</b> Electricity, federal income &amp; real estate taxes, expense over-flow buffer.</p> <p><b>Nomenclature:</b> YTD = "Year To Date"; "Actual" = the actual amount of income or expense, distinct from</p>					

