

Meeting Minutes
Hillsboro Cove Homeowners Association Board of Directors
April 10, 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 2:04 p.m. at Dick Detwiler’s home.

Minutes: Approval of minutes of March 12, 2026, board meeting and 2026 annual meeting.
M/S/C

Confirmation of matters approved by email since last meeting:

Variations received and acted upon by email:

- 396 Spinnaker, dumpster: **approved, 3/17/26**
- 318 Marina View, install awnings: **approved, 4/1/26**

Other matters acted upon by email:

- Bid from Farrell Services \$1305 to remove three crab apple trees and grind stumps,
approved, 4/3/26

Treasurer’s Report: John Solberg presented March treasurer’s report. Motion to receive report with appreciation. M/S/C

Management Report: A few variations; pleased with annual meeting; several roof/ice dam issues.

Old business

Annual meeting review: The board reviewed the annual meeting, particularly the discussion about the proposed property disposal. Next year should have microphone for questions and ask people to identify themselves.

Homeowner information form: Nick will check on how many have been received.

New business

Variations:

361 Spinnaker, dumpster approved M/S/C

396 Spinnaker, proposed landscape change in front; we walked up and looked; not in favor because it would be substantially different from other units. Variance denied
M/S/C

Tree wrap: Question has been asked about wrapping arborvitae trees for the winter. Nick will ask Romig what it might cost to do this throughout the development; but if it is too costly, we should make it known that homeowners are welcome to do this at their own expense.

Ground washing out under decks at 1108 HCC: We will inspect and review.

Election of officers: M/S/C that current officers be maintained for the next year.

Next meeting: Monday May 4, 3 p.m. Solberg residence.

Meeting adjourned,

Respectfully submitted,

Richard Johnson, Secretary

MAR 2026 Financial Report for Hillsboro Cove						
	Actual This Month	Actual YTD	YTD Budget	YTD Actual vs. YTD Budget	Annual Budget	
Total Income	61,951	184,462	185,597	99%	742,389	
Operations Expenditures						
Fixed Contracts	25,847	101,776	99,646	102%	378,350	
General Maintenance	14,320	31,476	26,902	117%	125,008	
Professional Services	773	4,725	6,160	77%	14,138	
Miscellaneous	45	440	3,235	14%	11,327	
Total Operations Expenditures	40,985	138,417	135,942	102%	528,823	
Reserve Allocation	17,798	53,394	53,394	100%	213,566	
Reserve Expenditures						
Decks	-	-				Commentaries for the Month OPERATING INCOME: Total income was \$62,032. Delinquencies longer than 30 days were \$1,180 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	-	-				
Total Reserve Expenditures	-	3,500				
Reserves Acct. (Contract Liabilities)		320,835				
Operations Debt to Reserves		(146,717)				
Cash Reserves Available YTD		273,906				
<p>Fixed Contracts: RPG, trash removal, landscaping, fertilization, snow removal, and Insurance.</p> <p>General Maintenance: Maintenance payroll and supplies, non-contract landscaping, extermination & non-Reserve repairs.</p> <p>Professional Services: Accounting, administrative fees and legal & professional services.</p> <p>Miscellaneous: Electricity, federal income & real estate taxes, expense over-flow buffer.</p> <p>Nomenclature: YTD = "Year To Date"; "Actual" = the actual amount of income or expense, distinct from</p>						

