

Meeting Minutes
Hillsboro Cove Homeowners Association Board of Directors
June 8, 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 Johnson home.

Minutes: Approval of minutes of May 4, 2026, board meeting, and May 11, 2026 Executive Session **M/S/C**

Confirmation of matters approved by email since last meeting:

Variances:

353 Reef Point, add railing to front steps, **approved 5/15/26**

328 Marina View, move dryer vent, **approved 5/27/26**

1063 Hillsboro Cove, replace chimney pipe/cover (new fireplace) **approved 5/29/26**

1072 Hillsboro Cove, plant hydrangea **approved 5/19/26**

1072 Hillsboro Cove, redo stones under deck, **approved 5/24/26**

1140 Hillsboro Cove, estate sale June 23/14, **approved 5/27/26**

Other items:

1005 Hillsboro Cove, roof repair, **approved 5/7/26**

1005 Hillsboro Cove, storm drain repair, **approved 5/5/26**

308 Marina View, replace deck **approved 5/30/26**

1107 Hillsboro Cove, new deck and new storm door (both at homeowner expense), **approved 5/30/26**

Treasurer’s Report: General maintenance is way over; some of this is probably because things that should have been taken from reserves were erroneously charged to maintenance. John is following up with Bill Marvin. **M/S/C** report received with appreciation.

Management Report: No significant issues. Nick is concerned about forthcoming expenses.

Old business

Property disposal: Things are on hold at the moment, pending further discussion with the Town of Webster and the potential buyers.

Homeowner information: Still don’t know how many are missing. We need to check with Yuli about how best to follow up.

Issue about stones on mulch: Agreed, stones on mulch need to be removed. **M/S/C**

Edging around mulch: This isn't really a problem at the moment; not necessary to draft a new regulation.

Deck at 308 Marina View: In light of financial situation, motion to repair, rather than replace, deck at 308 Marina View. **M/S/C**

Lighting by rocks: Must be removed. Debbie will get driveway reflectors to replace.

New business

Painting timeline and expense: We want to start in 2027 on three-year plan; Nick will get three quotes.

Variance requests:

- a. 353 Reef Point, new windows to replace problematic installation **M/S/C, approved**
- b. 1071 Hillsboro Cove; new sliding glass door, **M/S/C, approved**
- c. 307 Marina View, new plant in front; **M/S/C, approved**

Trees: Monster Tree will be here later this month to begin work.

Seal coating: Need a tour with Bill Johnson to identify specific repair needs.

Boxwood replacement: Many of the boxwoods are devastated from disease. Bill is in conversation with Romig about a possible alternative.

Next meeting: Tuesday July 14, 3:30 p.m. [Note: later changed to July 13, 1 p.m.]

Meeting adjourned, 4:15 p.m.

Respectfully submitted,

Richard Johnson, Secretary

MAY 2026 Financial Report for Hillsboro Cove						
		Actual This Month	Actual YTD	YTD Budget	YTD Actual vs. YTD Budget	Annual Budget
Total Income		61,228	307,149	309,329	99%	742,389
Operations Expenditures						
	Fixed Contracts	29,975	165,972	174,975	95%	378,350
	General Maintenance	27,777	79,121	45,237	175%	125,008
	Professional Services	2,875	9,068	7,933	114%	14,138
	Miscellaneous	-	440	4,982	9%	11,327
Total Operations Expenditures		60,627	254,601	233,126	109%	528,823
Reserve Allocation		17,798	88,990	88,990	100%	213,566
Reserve Expenditures						
	Decks	11,140	11,140	Commentaries for the Month OPERATING INCOME: Total Income was \$61,228, only slightly less than budget. Delinquencies over 30 days were \$1,194. EXPENSES: Operating expenses were \$60,627, over budget by \$19,400. This was due to Maintenance expenses were over budget by \$19,236 and fertilization and legal combined overbudget by about \$3,000. RESERVE EXPENSES were \$15,642 for deck replacement.		
	Roofing	-	-			
	Exterior Painting	-	-			
	Interior Repairs/painting	-	-			
	Siding Repairs	4,502	4,502			
	Gutter/Downspout	-	-			
	Road /Driveways/Parking	-	-			
	Tree/Shrub R&R	-	4,805			
	Electric/Water/Waste	-	-			
	Miscellaneous	-	-			
Total Reserve Expenditures		15,642	20,447			
Reserves Acct. (Contract Liabilities)			320,835			
Cash Reserves Available YTD			309,049			
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						