

Meeting Minutes
Hillsboro Cove Homeowners Association Board of Directors
July 13, 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 1:01 p.m. at Gerlach home.

Minutes: Approval of minutes of June 8, 2026, board meeting. **M/S/C**

Confirmation of matters approved by email since last meeting:

Variances:

324 Marina View, window replacement: **Approved, 6/17/26**

1094 Hillsboro Cove, window well ladder replacement, landscaping: **Approved, 6/25/26**

1064 Hillsboro Cove, deck expansion: **Approved 6/26/26**

Other items:

Snow removal contract with Browncroft Landscape: **Approved, 6/11/26**

1005 Hillsboro Cove, lawn restoration: **Approved 6/30/26**

Confirmation **M/S/C**

Treasurer’s Report: **M/S/C** report received with appreciation.

Management Report: Homeowner on Reef Point claims Romig crew damaged a window; Romig agreed to pay for the repair. Nick will check on dealing with poison ivy in shrub at 307 Marina View.

Old business

Property disposal: We will proceed with presenting the Five Stone Dierna offer to homeowners; we will tell them of the alternative offer but explain why we are recommending the Five Stone Dierna offer.

Homeowner information: Dick J. will contact Yuli to coordinate.

Rental/owner policy: Concerns: (1) Be more specific about not using as Airbnb etc.; (2) Rule that someone must occupy home for a year before renting it out; (3) Rule that non-resident owners cannot serve on board; (4) How to handle situation where someone owns the house but it is occupied by a parent/child/etc; (5) How to handle a situation where someone goes into assisted living but rents home to help finance; (6) Should there be a cap on non-owner residency? Need to consult Chris P. as to how to do this legally.

Painting: Bids still pending; need them by October.

Lighting by rocks: This is a violation, and the lights must be removed. Alternative idea: remove boulder and pave the corner. Bill will discuss this with homeowner who has placed the lights.

Tree work: Need to remove four or five honey locusts. Monster Tree will give a big discount if we can wait until winter: Nick will get a bid from Ferrell.

Boxwood replacement: Next Gen boxwood specially bred to be disease resistant. These will be used to replace dead boxwoods. We're having problems with hydrangeas because people are not properly caring for them; agreed to take them off the approved list.

New business

Variance request: 1024 Hillsboro Cove, landscaping replacement. Owner should be asked to have Romig give her a bid, and tell her what plants are permitted. Need to see plan for what she wants to plant.

Deck repair request: 1056 Hillsboro Cove, request for HOA to pay part of expense of replacement of rotted boards and steps. **M/S/C approve.**

Violations: Several violations were noted which will be addressed. Agreed: generally, things that are in the back of a home, not visible from the front, and no complaints, aren't going to be pursued.

Query about zoom board meetings: Dick J. will craft response.

Seal coat: Need tour with Bill Marvin and Bill Johnson to determine driveways that need repair and sealing.

Proposal about gutter at 1064 HCC and 341 Reef Point: Larger gutters need to be installed. **M/S/C approval.**

Question from homeowner about costs associated with sale: Nick will compile.

Next meeting: August 10, 3 p.m. at Bill Daly's.

Meeting adjourned, 3:23 p.m.

Respectfully submitted,

Richard Johnson, Secretary

JUN 2026 Financial Report for Hillsboro Cove						
		Actual This Month	Actual YTD	YTD Budget	YTD Actual vs. YTD Budget	Annual Budget
Total Income		62,636	369,785	371,195	100%	742,389
Operations Expenditures						
	Fixed Contracts	30,238	196,210	204,961	96%	378,350
	General Maintenance	18,707	97,828	59,604	164%	125,008
	Professional Services	947	10,015	8,819	114%	14,138
	Miscellaneous	131	571	5,855	10%	11,327
Total Operations Expenditures		50,023	304,624	279,239	109%	528,823
Reserve Allocation		17,798	106,788	106,788	100%	213,566
Reserve Expenditures						
	Decks	14,806	25,946	Commentaries for the Month		
	Roofing	-	-	OPERATING INCOME: Total income was \$62,636, slightly over budget. Delinquencies over 30 days were \$1696. EXPENSES: Operating expenses of 50,023 were \$1300 over budget. Payroll and landscaping were under budget, compensating for over budget expenditures for Special repairs and fertilization. RESERVE EXPENSES were \$17,025, largely for deck construction, and were within the monthly allocation.		
	Exterior Painting	-	-			
	Interior Repairs/painting	-	-			
	Siding Repairs	2,219	6,721			
	Gutter/Downspout	-	-			
	Road /Driveways/Parking	-	-			
	Tree/Shrub R&R	-	4,805			
	Electric/Water/Waste	-	-			
	Miscellaneous	-	-			
Total Reserve Expenditures		17,025	37,472			
Reserves Acct. (Contract Liabilities)			320,835			
Cash Reserves Available YTD			378,366			
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						