Meeting Minutes
Hillsboro Cove Homeowners Association Board of Directors
September 11, 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 2:30 at Johnson home.

Minutes: Approval of minutes of August 10, 2026, board meeting. **M/S/C**

Confirmation of matters approved by email

Variances approved:
1111 Hillsboro Cove, dumpster Approved, 8/25/26

Other matters approved:
Replacement of 68-70 shrubs, Approved, 9/1/26

Confirmation **M/S/C**

Treasurer's Report: M/S/C John presented a form he designed to help us understand reserve expenditures. August report received with appreciation.

Management Report: Biggest issue has been insurance renewal increase of 4.2%. Nick is investigating a possible different alternative (working with Community Bank). We should have a bid by next week; policy needs to be approved by the end of the month.

<u>Old business</u>

Property disposal: Bill reported on the various meetings that have been going on among the various parties. We're still waiting on outcome of a meeting last night.

Lighting by rocks: Agreed, we'll remove boulders and pave the corner where they are.

Paving: Having trouble with getting Central Paving here; Nick says all the paving contractors are way behind because of weather.

Honey locust trees: Work done well; Ferrell will be back to do the stumps.

Violations: Bill and Debbie still planning to deal with this.

Truck accident: Still waiting to hear on insurance/repair status

New business

Road repair responsibility: Repair of Sunset Trail clearly the responsibility of homeowners down below, not the HOA.

Deck staining: Reports of increasing problems finding people to do this work.

Dog issues: Need to remind owners that even if dogs are chained outside, they must not be unattended.

Car issues: Agreed, send a general email regarding car in visitor parking. 2008 Black MES4430 Buick Lucerne. Nick will call suspected homeowner first.

1100 Hillsboro Cove Variance: Request for cleaning up landscaping, **Approved**

Woodpecker damage: Approve rental of a lift to access woodpecker damage in multiple homes. **M/S/C**

Heat tape: Request from homeowner to have RPG install heat tape for winter. Agreed that homeowner be told RPG can do this, but homeowner must pay cost; and must understand there is no guarantee this will solve their issue. **M/S/C**

Painting: Bid for painting is $450,000 over three years. There will be additional expense for repairing siding when necessary.

Next meeting: October 12, 3 p.m. at Detwilers', 381 Spinnaker.

Meeting adjourned, 4:15 p.m.

Respectfully submitted,

Richard Johnson, Secretary

AUG	2026 Financial Report for Hillsboro Cove					
		Actual This Month	Actual YTD	YTD Budget	YTD Actual vs. YTD Budget	Annual Budget
Total Income		62,147	493,596	494,926	100%	742,389
Operations Expenditures						
	Fixed Contracts	15,842	237,869	241,468	99%	378,350
	General Maintenance	13,801	135,194	88,339	153%	125,008
	Professional Services	385	10,906	10,592	103%	14,138
	Miscellaneous	94	664	7,602	9%	11,327
Total Operations Expenditures		30,121	384,633	348,001	111%	528,823
Reserve Allocation		17,798	142,384	142,384	100%	213,566
Reserve Expenditures						
	Decks	2,606	35,354			
	Roofing	-	2,159			
	Exterior Painting	-	-			
	Interior Repairs/painting	-	-			
	Siding Repairs	-	12,626			
	Gutter/Downspout	-	748			
	Road /Driveways/Parking	-	-			
	Tree/Shrub R&R	486	24,964			
	Electric/Water/Waste	-	-			
	Miscellaneous	-	-			
Total Reserve Expenditures		3,091	75,851			
Reserves Acct. (Contract Liabilities)			320,835			
Cash Reserves *Available* YTD			341,548			

Commentaries for the Month

OPERATING INCOME: Total income was 61,951, essentially on budget. Delinquencies over 30 days were $1087.50

EXPENSES: Opeating expenses were $31,121, very close to budget. Payroll was under and "other landscaping" was over.

RESERVE EXPENSES were low at 3019.30.

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 "Budget".