

Devonshire Homeowners Association, Inc.

BOARD OF DIRECTORS MEETING

September 11, 2019

SVN Realty Performance - 400 Linden Oaks

Attendees:

Michelle Stark - RPG Property Manager transitioning to,

Julie McDonald - RPG Property Manager

Lourdes Lerch - HOA Board VP

Susan Kleeh - HOA Board Treasurer

Kathleen Bailey - HOA Board Secretary

Alexis Wiktorski - tentative appointee

Minutes

1. Call to Order - Lourdes called meeting to order - 6:33 pm
2. Approve prior minutes Annual meeting - Lourdes approved, post to website
3. Financial/Treasurer's Report -
 - b. Reviewed Balance Sheet/Budget comparison - draft budget time - Michelle Stark and Julie McDonald will work on together. Over budget to date - mainly because of Landscaping & Fertilizer was budgeted low - used Crofton Budget numbers. RPG has more content and we will go through together.
4. Maintenance Report
 - a. Catching up on work orders. Payroll Expense-Maintenance & Repairs & Maintenance line items will balance each other out. Depending on what is outsourced and repairs done in house. Expense Distribution - quick refunds - Homeowners paid in advance and asked for refund.
 - 3) Bees and wasps - Target pest control - warranty until end of yearSue asked again about matching work orders to actual cost - RPG system is not set up that way. Maintenance supervisor works with contractors - phone time. Based on payroll period. Will try to figure out something.
Legal & Professional - lien cost will be charged back to Homeowner
5. Old Business
 - a. Concrete Steps - 37 Devonshire still 1/4 inch out of code - Domicello says it is because of sidewalk Mason looked at it - cost to rip it out - will use leveling compound to even out. Skylights - contractor will do flood test to determine if roof or skylight. Tough to schedule with homeowner. Upstate & Ontario Roofing were contractors on roofing project.
 - b. Driveway replacement & resurfacing was completed on Sept 3-5th.
 - c. Seal Coating completed on Sept 9-11th - 9 driveways need to be redone because of rain damage. No date set yet. RPG emailed the Homeowners affected. Extra parking sealed?
 - d. Tennis Court & Basketball court resurfacing to be done on Sept 23 - currently too wet may cause lawn damage. Town of Penfield has caused some lawn damage while working on creek.
 - e. Devonshire Door painting started on Sept 11th - front doors first.
 - f. Michelle met with Forrest last week - added comments to our spreadsheet - safety issues. Will inform Homeowners of trees being removed. Late fall/Winter project.
 - g. Privacy Fence - Penn Fair - too big for them. Finalize in winter for Spring project.
6. New Business
 - a. 9 Variances approved

- 1 Courtshire - POD
- 159 Courtshire - deck repairs
- 38 Devonshire - garage door
- 142 Courtshire - a/c unit
- 184 Courtshire - garage door
- 1 Devonshire - pool
- 157 Courtshire - patio sliding door
- 86 Courtshire - windows
- 82 Devonshire - front door paint
- b. Landscape Projects - Cannon gave list of shrubs - \$3,000 15 Boxwood, hydrangeas, various need list of addresses - photos Geoff texted are hard to determine what goes with what address. Edgewood Nursery. Board would like to do walk around list.
- c. KV - gutter cleaning - same price as last year. After leaves fall. RPG notify Homeowners via email.
- d. Snowplow bids - have Cannon bid - same as last year - need 2 more bids.
- e. Powerwashing - spot treat? Budget for Spring - over budget already. Board will do walk around list
- f. Mailbox quote - replacing post and mailboxes - Michelle says buildings first

7. Homeowner Concerns - Landscape concerns
Rules & Regulations changes discussed at Annual meeting - RPG will amend.

8. Executive Session

- a. Delinquencies- reviewed \$9,177 - highlighted in yellow concerns- others catching up,
- b. Violations - reviewed

9. Adjournment called by Lourdes at 7:37pm

Next Meeting Wednesday, Sept 11 6:30 @ SVN Realty 400 Linden Oaks.