

Devonshire Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING
 November 11 – 5:30 pm
 Wegmans Penfield NY

Attendees:

Julie McDonald - Realty Performance Group - Property Manager
 Sue Kleeh - Devonshire HOA President
 Kathleen Bailey - Devonshire HOA Secretary
 Lesanne Pfuntrner

Minutes

1. Call to Order - Sue called meeting to order - 5:27 pm
2. Approve Minutes - October minutes approved by Sue - Lesanne 2nd
3. Financial/Treasurer's Report -
 - a. Discussed Expense Distribution-Repairs & Maintenance -Total operating income \$41,654 YTD 6,012 more than budget due to timing of HOA payments. Total operating expenses \$28,121, \$4,829 less than budget. Reserve expenditures for the month of October \$41,650 including walk around repairs, seal coating, Privacy fence and Door/Garage painting. YTD net income from operations \$14,483 which is \$19,306 better than budget. \$10,000 transfer to operating from reserve to cover Reserve expenditures.
 - b. Sue inquired about Check #427 \$280 paid to Concord Square - HOA fee placed in Devonshire in error Kathleen inquired about payments made to RPG \$5,000 9/18 & \$6,000 10/1 towards Spring walk around. \$9, 263.00 approved on 6/23/30 - Julie will forward change spreadsheet totaling \$12,400 for Board review.
 - c. Julie went over explaining financials with Lesanne
4. Management Report - Projects
 - a. Daniels Tree will start Thursday 11/12/20. Julie & Sue walked w/Daniels to go over list approved by board (Finger Lakes Contract) in November 2019 - not completed.
 - b. Tennis Court - remove net for season - Board approved
 - c. Mac Stinger Courtshire/Camberley garage/door started 10/12 - issues with Garage doors painted that were asked by HO not to paint because of warranty 170 & 184 (need documentation) Courtshire - Mac Stringer will work with owners on paint warranty. 56,83,89 & 151 Courtshire - complaints on garage door opener failure. Mac Stringer will address.
 - d. Sons & Painting - Privacy Fence stain - not done after walk around w/Julie 133/135, 161, 175 CL, 43 CP - spoke with owner- Bridget, only owned for 1 1/2 years. Julie will discuss with Sons & Painting.
 - e. Gutter cleaning JG Cleaners started 11/5 cleaning gutters on Camberley & High Rises - because of less trees
 - f. Budget discussed - Lesanne proposed raising HOA fee. Julie recommended going over reserve study prior to any increases. Reserves in good shape YTD. Requires 30 day approval prior to 12/1/20. Will revisit for 12/1/2021. Kathleen made motion to approve Budget, Sue 2nd, Lesanne 3rd - all in favor. Budget will be mailed to HOs.
 - g. Trash Bid from Suburban, waiting on bid from Waste Management & Lilac Disposal. Discussed various others servicing Willow Pond Way.
5. Old Business -
 - a. 72 Courtshire window repair -discussed Pella possibly providing quote. Bob continues to work with HO. No other estimates were provided since last board meeting.
6. New Business
 - a. Variance - 78 Devonshire - B-vent for new furnace - approved 10/21/20
 - b. Variance - 117 Courtshire - new storm door - approved 10/12/20
 - c. Variance - 88 Devonshire - approved 10/20/20 - discussed privacy fence is shorter than others for that bldg
 - d. Discussed Newsletter - projects completed - trash reminder. Sue & Lesanne will work on - copy to Julie.
7. Homeowner Concerns
 - a. Mac Stringer - garage doors - see above in Management report.
 - b. Scalping of lawns on final mowing.

Sunday, November 15, 2020

8. Executive Session
 - a. Delinquencies - (7) total \$2,294
9. Adjournment

Meeting adjourned at 7:27 pm by Sue - 2nd Lesanne

Sunday, November 15, 2020