

**Devonshire Homeowners Association, Inc.**  
**BOARD OF DIRECTORS MEETING**  
December 9 – 5:30 pm  
Zoom meeting

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 - 5:35 pm
2. Approve Minutes - November minutes approved by Sue - Lesanne 2nd
3. Financial/Treasurer's Report -
  - a. Total operating income \$45,898, 2,224 more than budget. YTD assessment collections \$8,372 more than budget due to timing of HOA payments. Total operating expenses \$34,170, \$11,876 more than budget due to Fertilization contract, snow removal and other administrative. Reserve expenditures for the month of November \$32,106 including Privacy fence and Door/Garage painting.
  - b. Julie went over financials with Lesanne - question on how do we know what payments are due to contractors - payables are emailed prior to payments. Discussed Contracts - can review at RPG only.
4. Management Report
  - a. Mac Stinger Courtshire/Camberley garage/door 28 Front doors/8 Garage doors out of 104 will be completed in Spring.- 170 & 184 Courtshire - Board agreed that Homeowners should work out with Mac Stringer if not satisfied with paint warranty offered. Contract paid to date \$17,377. Julie will email Board updated excel spreadsheet.
  - b. 7 CP - Shed Variance discussed - approved by prior Board 01/01/2014 - no action needed.
  - c. Bids for Trash removal - Lilac, Suburban & Waste Management - Board will review and decide at next Board meeting.
  - d. Work order - 4 light bulb replacement on different days - RPG may have been in area and fixed - s/b once a month.
5. Old Business -
  - a. 72 Courtshire window repair - Bob Marvin working with Window vendors on separating Window cost. Will email estimate to Board. Kathleen reiterated Homeowners responsible for windows and doors.
6. New Business
  - a. Variance - 135 CL - Ramp installed prior variance - inspected & to code - Board approved 12.2.20
  - b. Variance - 80 CL - Shed Variance - Board denied 11.19.20
7. Homeowner Concerns
  - a. Mac Stringer - garage doors - see above in Management report.
  - b. 91 CL Lamp post - repaired & working - HOA paid for repair - unknown how knocked over. HO asked to be reimbursed for missing dog lead that was attached to lamp post - should have not been on post - Board denied reimbursement.
  - c. Lesanne mentioned leaves not removed in Courtshire Circle.
8. Executive Session
  - a. Delinquencies - (5) total \$2,386 >90 days \$1,208 Lien remains on 1 unit.
9. Adjournment  
Meeting adjourned at 6:34 pm by Sue - 2nd Kathleen

Sunday, December 13, 2020 4:45PM