

Devonshire Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING
 January 13 – 5:30 pm
 Zoom meeting

Attendees:

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

Minutes

1. Call to Order - Sue called meeting to order - 5:31 pm
2. Approve Minutes - December minutes approved by Sue - Lesanne 2nd - discussion on Lesanne title
3. Financial/Treasurer's Report -
 - a. Total operating income \$40,644, 2,881 less than budget. YTD assessment collections \$5,738 worse than budget Total operating expenses \$18,591, \$3,100 more than budget due to repairs & maintenance. There were no Reserve expenditures for the month of December. Kathleen requested reserve expenditure 2020 spreadsheet.
 - b. Sue inquired about SVN invoice charge \$504.00 for 99 siding repair due to HO fault - charged on Spring walk around \$750 double charge - Julie will talk to Bob Marvin. Discussed rear step build - 178 CL ongoing discussion - HO responsible for area between privacy fences. Discussed again addressing in rules & regulations. Julie mentions It is in the bylaws?
 - c. Discussed RPG fee increasing almost 11% - RPG contract states the lessor of 3% or CPI - Julie will check with Bob. Discussion on the amount of work caused by ongoing HO complaints - more than other properties RPG manages. Need an addendum to RPG contract.
4. Management Report
 - a. Bids for Trash removal - Lilac, Suburban & Waste Management - Board agreed to stay with Suburban if they can reduce cost by \$5,000 - Bid \$16 per unit + tax Also would like to switch out to 64 gal totes if HO requests.
 - d. 72 CL transom window - RPG reimburse Devonshire HOA for work completed charge \$2,500 - paid to HO to complete repairs. HO signed acceptance letter. HOs responsible for windows & doors per declaration, rules & regs.
 - c. Lawn Maintenance - bids for lawn & tree & shrub fertilization. Lawn Trimeline \$13,940.64 Tree & Bush \$5,508 Trugreen Lawn only \$17,549.94 - Board will discuss prior to February Board meeting
5. Old Business -
 - a. 72 Courtshire window repair - see above
 - b. Bids for Trash removal - see above Suburban current 3 year contract - \$36,918
6. New Business
 - a. Variance - 3 CL - replace basement window with block window - improve energy efficiency - approved 1/5/2021
 - b. Mailbox replacement - proposal submitted by Lesanne - capital improvement? tax exempt? Julie mentioned RPG would not be taking consulting fee - due to work by Lesanne. Discussed RPG contract regarding "capital improvements" 10% RPG fee under \$200,000 Mentioned SP of NY invoice tax charged and RPG charged 10% fee for capital improvement.
7. Homeowner Concerns
 - a. HO complained of smells coming from neighbor
 - b. HO complaint of neighbor putting out recycling out early
8. Executive Session
 - a. Delinquencies - (9) total \$3,082 >90 days \$1,509 Lien remains on 1 unit.
9. Adjournment

Meeting adjourned at 6:47 pm by Sue

Monday, January 18, 2021