

Devonshire Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING
 March 10, 2021 – 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 - 5:34pm
2. Approve Minutes - February minutes approved by Kathleen - Lesanne 2nd
3. Financial/Treasurer's Report -
 - a. Total operating income \$42,067, \$1,365 less than budget. YTD assessment collections \$5,820 less than budget due to timing of Homeowner payments.
 Total operating expenses \$33,539 \$2,952 less than budget. Expenses with an unfavorable budget variance that exceeded \$100 included Insurance, favorable budget variance that exceeded \$100 included accounting fees.
 Favorable budget variance exceeded \$100 included payroll expense-maintenance, maintenance supplies, repairs and maintenance, snow removal, other administrative and insurance .
 There were no reserve expenditures for the month of February. YTD net income from operations is \$8,726 which is worse than budget by \$4,702.
 - b. Board Financials questions
 - Lesanne inquired about Delinquencies with \$184 - timing of payments.
 - 99 CL (siding repair) HO paid invoice for the \$504
 - Lesanne asked about payables - Julie submits for Board approval prior to paying
 - Sue asked about Tru-Green payment discrepancy - Julie via email with Tru-Green no further treatment on Bushes because of prior damage done - no payment due - will follow up in April
 - Lesanne questioned \$955.03 payroll expense-maintenance - only (2) completed work orders - will discuss with Bob
 - Discussed again RPG credit for \$2,500 (72 CL) and \$750 (99 CL) from Spring Walk around project credit checks were processed with batch deposits - Julie will email information to the Board.
 - Kathleen inquired again about RPG 12/1/20 and 1/1/21 fee increase is over contract 3% - Board is meeting with Bob Marvin - Thursday, March 11 to discuss
4. Old Business -
 - a. Lawn maintenance bids - same as last month- will review once all Landscaping Bids are in
 Cannon Bid \$126,000, Trimline \$121,251 need 3rd bid - Julie will email Board Landscape specs
 - b. Mailbox- project - Contract Executed - Start date 5/12/21 - deposit paid
 - c. Porch painting - Julie will get bids
 - d. Rules & Regulations/Matrix - update to include back steps as HO responsible -Julie will send postcard w/update blurb
5. New Business
 - a. Variance - 44 Devonshire - replace patio door - declined - need to match trim -
 - b. Multiple White patio doors on Devonshire are installed without variance?
 - c. 22 Devonshire has been sold -white windows were installed without variance - need to let attorney know when certification sent
 - d. 92 Devonshire - estate in probate
 - e. Spring walk around - April 6th 2:30PM - rain date April 8th 2:30PM
 - f. February Ice Dam (15 units) update - Traveler adjuster has been out - estimates will be sent to RPG for review
6. Homeowner Concerns
 - a. 67 Devonshire - light post repair - Insured had estimate from Lockwood \$1,999.73 Northeastern \$1,300
 Board approved Northeastern to repair

7. Executive Session
 - a. Delinquencies - (13) total \$3,795 , >90 days \$941.00
9. Adjournment
Meeting adjourned at 7:01 pm Sue motion 2nd Lesanne

Sunday, March 14, 2021