

Devonshire Homeowners Association, Inc.
BOARD OF DIRECTORS MEETING
 April 14, 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 - 5:35pm
2. Approve Minutes - March minutes approved by Sue - Lesanne 2nd
3. Financial/Treasurer's Report -
 - a. Total operating income \$45,263, \$1,831 more than budget. YTD assessment collections \$4,086 less than budget due to timing of Homeowner payments.
 Total operating expenses \$14,745, \$7,134 less than budget. Expenses with an unfavorable budget variance that exceeded \$100 included trash removal and legal and professional, favorable budget variance that exceeded \$100 included payroll expense-maintenance, repairs and maintenance, snow removal, accounting fees and insurance. Reserve expenditures for the month of March \$21,484.50 - deposit for mailbox project starting in May.
 - b. Board Financials questions - reserve expenditure for March per above. Kathleen followed up on payroll records that correspond with Payroll Expense- maintenance operating expense per meeting with Bob Marvin and Board on March 11, with follow up email on March 13. Julie will pull payroll info but will take time. This has been an ongoing request with no resolve.
4. Old Business -
 - a. Lawn maintenance - Board approved Trimline with final bid in at 112,909.48, Lawn care \$13,940.64, Tree & Shrub Fertilization \$5,443.20
 Cannon Bid \$126,000, Trimline \$121,25, Hawkes 96,688, Carriage 140,000, Property Care \$107,950
 - b. Mailbox- project - Start date 5/12/21
 - c. Courtshire Lane -Porch painting - Bid requests sent out week of 4/12
5. New Business
 - a. Variance - 1 Devonshire - awning
 - b. Variance revised - 44 Devonshire - patio door - brown
 - c. Courtshire front/garage door 2020 project completion commences in May with Mac Stringer
 - d. Spring walk around - April 6th 2:30PM - Board with Julie- list will be generated and provided to Board
 - e. Cannon final snowplow payment - hire out snowplow lawn damage - will deduct from final payment
 - f. Trimline knocked down mailbox in front of 1-11 Courtshire RPG repaired
 - g. Annual meeting - tentative 6/23 in common area outside - HO bring chair - Klees to provide sound/mic
 - h. Discussed Gazebo repair or options - to discuss at later date
 - i. Post card went out with Trimline announcement - (on property with spring cleanup on 4/8) Garage Sale joint with Concord/Windsor Square Sept 10-11. Discussed Spring newsletter - Sue will put together
 - j. February Ice Dam (15 units) payments/estimates went out. HO stated payment was too much?
6. Homeowner Concerns
 - a. Complaint about not being notified of new Lawn maintenance contractor and 8AM start time.
 - b. Lawn scalped - lawns were not mowed on 4/8 - spring clean up only
7. Executive Session
 - a. Delinquencies - (18) total \$5,158 , >90 days \$1,185
9. Adjournment
 Meeting adjourned at 6:21pm Sue motion 2nd Lesanne

Sunday, April 18, 2021

