

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

JULY 7, 2021

Attendees:

Julie McDonald – Realty Performance Group, Property Manager

Sue Kleeh, Board President

Lesanne Pfunter, Treasurer

Jody DeLucia, Secretary

Meeting called to order by Sue at 5:36pm

Meeting Minutes

June Meeting Minutes Approval: Jody made motion to approve minutes, Lesanne seconded. Motion carried.

Financial Report – Month ending June 2021

Total Operating Income \$45,912; \$2,481 more than budget

Assessment Collections for June were \$2,178 more than budget

Assessment Collections year to date: \$470 less than budget

Total Monthly Operating expenses: \$35,573; \$4,203 more than budget

Unfavorable expense variances greater than \$100: payroll expenses-maintenance, trash removal, maintenance supplies, landscaping contract, fertilization contract, other administrative and insurance

Favorable expense variances greater than \$100: repairs and maintenance, other landscaping and management fee

Net income from operations, after reserve allocations, was negative \$7,975, which was worse than budget by \$1,722 due to items discussed above

No reserve expenditures for the month of June

On year-to-date basis, net income from operations is \$836, which was worse than budget by \$12,950

Questions

Duplicate work orders: 103 CL and 99 CL, exact duplicate – Julie to check to make sure not charged twice

Hard to interpret work orders and payroll expense – hoping to try to meet with Bob to work out solution; Julie explained how their system worked and that payroll expense was for two months, May and June

Insurance: how often we pay, when and how much

Discussion relating to huge increases for landscaping, trash and fertilization costs that were not foreseen when November 2020 budget passed

Homeowner Concerns

45 CP – question of ownership

Delinquencies

Julie to send out letters

Old/Current Business

Walk round list to be put on hold for now

Concrete work on row houses – Julie to get quotes

7-9 DC, review property line, reclaim yard

Resurfacing bids – will discuss after reviewing bids as to which contractor will do work

Porch painting bid to be amended regarding different style porches: end units, middle units and those with only posts

Wood rot repair for 16 porches – Julie to find out from John price to repair before painting

Meeting adjourned: 7:50pm