

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

AUGUST 16, 2021

AMENDED

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 5:34pm

Meeting Minutes

July Meeting Minutes Approval: Sue made motion to approve minutes, Jody seconded. Motion carried.

Financial Report – Month ending July 2021

Total Operating Income \$39,822; \$3,610 less than budget

Assessment Collections for July were \$3,660 less than budget

Assessment Collections year to date: \$4,130 less than budget

Total Monthly Operating expenses: \$36,948; \$2,578 more than budget

Delinquent accounts (13) totaling \$5,139

Unfavorable expense variances greater than \$100: trash removal, landscaping contract, fertilization contract, legal and professional, other administrative and insurance

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

Reserve expenditures for the month of July totaled \$1,890 for painting some of the doors on CP and CL

On year-to-date basis, net income from operations is a negative \$12,605, which was worse than budget by \$19,138

Delinquencies

13 delinquents accounts; one account has lien, another to go to attorney and all will continue to receive statements

Old/Current Business

Tru Green rep to walk property with Julie's list of shrub replacements and get back to her; replacement plantings to be done in the fall

19-21 CP – tree limb removed; 99 CL – tree trunk to be removed; 119 CL – okayed cost to remove damaged tree

21 CP – connectors added, did not resolve issue; Upstate to inspect and suggest solution; Upstate to check other units which had ice damming issues last year

Greenlight – service install to take place end of summer, beginning of fall once the trunk line is completed on Five Mile Line Road

7-9 DC/Berkshire property line issue, waiting for Town of Penfield

Sealcoating to commence August 23rd; homeowners to receive letters and/or emails

Seabreeze contract approved to resurface driveways

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

Wood rot repair for 16 porches – waiting for response from Julie regarding price to repair before painting; only these 16 units once repaired to be painted this year, balance to be done next year

9 CL – Trimline cut vine, sprayed and will return later in week to remove from siding

Branch removed in back of DC by Trimline

41 CP – waiting for Upstate to check roof over door

Approved topping tree on property boarder behind 140 CL for \$300

Since DHA not removing cotton trees at end of CP, neighboring association to look into removing the trees at their expense and will advise RPG

154 CL garage damage – homeowner and RPG will resolve issue at homeowner's expense

155 CL – Julie to contact homeowner to either have her get structural engineering report or contact her homeowner's insurance company to evaluate wall issue; homeowner to give report to RPG

52 DC – twine attached to building, colored tires in front; Julie to notify regarding removal

Discussion regarding hi-rise step replacements; Board met with contractor regarding replacement and will advise Julie of progress

Julie advised packages for snow removal bids will be going out

Variances: 170 CL approved shrub replacement; 115 CL approved deck repairs; 112 CL window replacement approved; 94 DC denied deck removal

Meeting adjourned: 7:09pm