

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

SEPTEMBER 15, 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 5:37pm

Meeting Minutes

August Meeting Minutes Approval: Sue made motion to amend minutes, Lesanne seconded. Motion carried.

Financial Report – Month ending August 2021

Total Operating Income \$46,413; \$2,981 more than budget

Assessment Collections for August were \$2,070 more than budget

Assessment Collections year to date: \$2,060 less than budget

Total Monthly Operating expenses: \$15,181; \$17,689 less than budget

Delinquent accounts (13) totaling \$3,836

Unfavorable expense variances greater than \$100: trash removal, repairs and maintenance, legal and professional, and insurance

Favorable expense variances greater than \$100: payroll expense-maintenance, landscape contract, fertilization contract, other landscaping and management fee

No Reserve expenditures for the month of August

On year-to-date basis, net income from operations is \$2,312, which was better than budget by \$1,533

Delinquencies

13 delinquents accounts; one account has lien, another has set up payment plan and all will continue to receive statements

Old/Current Business

Tru Green shrub replacement plantings to be done in the fall

21 CP – necessary repairs made

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

Sealcoating and driveway replacement completed

Porch painting postponed until 2022

Wood rot repair for 16 porches – have to wait until 2022 (shortage of repairmen)

41 CP – Upstate to schedule repair

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

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

Review of snow removal bids received to date

Homeowners Concerns

157 CL wants to rent – possible tenant 2 dogs & 2 cats

116 CL window leak & interior repairs

178 CL add soil & seed in back. Trimline cannot get soil into the backyard

Meeting adjourned: 7:20pm