

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

OCTOBER 13, 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 5:28pm

Meeting Minutes

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

Financial Report – Month ending September 2021

Total Operating Income \$44,232; \$800 more than budget

Assessment Collections for September were \$159 more than budget

Assessment Collections year to date: \$1,901 less than budget

Total Monthly Operating expenses: \$59,266; \$25,596 more than budget

Delinquent accounts (12) totaling \$3,461.86

Unfavorable expense variances greater than \$100: payroll expenses-maintenance, landscape contract, fertilization contract, trash removal, legal and professional, and insurance

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

Reserve expenditures for the month of September totaled \$20,742

On year-to-date basis, net income from operations is negative \$29,036, which was worse than budget by \$23,263

Delinquencies

12 delinquents accounts; one account has lien and all will continue to receive statements

Old/Current Business

Tru Green shrub replacement plantings to begin October 13, 2021 by Josh Landscape

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 highrise step replacements; waiting for response from contractor

Gutter Cleaning: Reviewing bids

Review of snow removal bids received to date: one contractor withdrew, Julie to contact another for more info

Ice dam roof inspections: still waiting for reports from Upstate and Wolcott

Homeowners Concerns

103 CL charged for weather stripping; part of garage trim, not separate; no charge. Weather stripping bottom of garage door is homeowner's responsibility

27 CL reimbursement for removal of old basketball hoops in progress

106 CL screen door & bucket leaning on side of building to be removed

Variations: 108 CL power wash & stain deck – approved

88 DC screen door & windows – approved

94 DC demo of deck – approved

2021-2022 Budget

Approve budget: Sue made motion to approve budget; Lesanne seconded; all Board Members approved

Meeting adjourned: 6:34pm