

Devonshire HOA Annual Meeting
June 23, 2021
6 Devonshire Circle – Outside
Penfield, NY

Attendees:

Julie McDonald – RPG Property Manager
Sue Kleeh – HOA Board President
Kathleen Bailey – HOA Board Secretary
Lesanne Pfuntner – HOA Board Treasurer
45 Devonshire HOA members

Call to order at 6:10pm

Ask for volunteers to count ballots Merrie Lou (155 Courtshire) & Lisa (116 Courtshire) accepted

Introduction:

Julie McDonald / RPG, Devonshire Board / Sue, Kathleen & Lesanne
Introduce Sue & Lesanne as returning candidates
Introduce Jody Delucia as candidate
Trimline Landscape – Steve & Mike
Announce 18 new homeowners – 3 in attendance

Motion made by Sue to approve 2019 annual meeting minutes, Lesanne seconds
(no 2020 meeting/minutes due to covid restrictions)

Announcements:

Sue – spoke that objective of Board was to ensure that all areas of the Association were treated equally and repairs and projects were for the good of the whole community while building a healthy reserve acct. for future/ongoing projects.

Kathleen – spoke of the projects that were accomplished the last 3 years (2018-2021), replaced tennis & basketball courts, replaced driveways, sealed all driveways, painted the bridge, painted all doors & garage doors, staining of privacy fences, power washing of all buildings, removal of dead & dangerous trees and new mail boxes.

Lesanne - spoke of Reserve fund & future projects. Going forward, Board to make sure buildings are kept up and make the property the best it can be.

Trimline Landscape – Steve & Mike spoke that property seems in rough shape and feel

it could take up to a year to get it in good shape. Mulch just started & will be complete by 7/2/2021. Trimline was given a list of properties that need lawn repair, advises to start work in late summer/early fall as pre-emergent has been applied for weeds & crab grass already.

Bushes that were damaged in 2020 from TruGreen will be replaced at no cost to the association. Board & property manager have walked the property with TruGreen.

Financial Report:

Lesanne – working on projects while keeping reserve acct. sound. Reserve acct. has \$396,000. to date.

2019-2020 budget was over by \$12,000 on repairs & maintenance (repairs to buildings, emergency storm drain repair, stump removals from previous years.)

2020-2021 budget – assessments are \$4000 under budget due to homeowners payments. RPG/Board continue to work on these.

Price increases this year for landscape, lawn maintenance, trash removal and probably snow removal

Julie/ RPG reviewed 2020-2021 budget by line items. Homeowners were sent budget in October 2020. Budget for 2021-2022 will be out in October 2021.

Reserve Projects:

Concrete repair of the steps at the row houses. Masonry contractors backed up from 2020. Only received one bid. RPG working to get more asap. Completion of door & garage door painting on Courtshire. Should start week of 7/6/2021.

Bids put out for painting porches on Courtshire.

Columns of porches on Courtshire checked for wood rot/repair

Sealing of driveways replaced in 2020.

Repair of Gazebo

Election Results:

Quorum reached with 120 ballots/votes. Board members elected are Sue Kleeh, Lesanne Pfunter & Jody DeLucia. Board to decide officers.

General Discussion/Questions:

1. H.O. at 124 Courtshire asked about repair from weed killer spill on lawn. Trimline to make repair.
2. Some want an “option out” of beds & bushes. Must submit variance, Board & RPG will review & homeowner will be notified.

3. H.O. asked about mulch in wooded area. Would be H.O. expense
4. H.O. asked about replacing pines that were removed. Not at this time, will be a future project
5. 72 Devonshire asked for tree to be trimmed. Will put in work order.
6. H.O. asked if there will be any special assessments coming up. Not in near future. Reserve acct. is in good shape.
7. 155-157 Courtshire asked about excavation behind left side of building to make safer pass behind building
8. H.O. at 170 Courtshire inquired about roofs being checked before next year regarding ice dam problem this year. Board to review & decide.
9. H.O. at 75 Devonshire would like to be removed from all landscaping services. Not satisfied. Julie will meet & work with H.O.
10. H.O. inquired about different colored decks/inside of fences. Unit owners must have variances for any changes. Board to review.
11. Garage sale with Concord Square & Windsor Square in September. Flyers will be sent out to register.
12. Homeowners are happy with new mail box installation!

Meeting adjourned at 7:21pm