

**DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

**NOVEMBER 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 5:26pm

**Meeting Minutes**

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

**Financial Report – Month ending October 2021**

Total Operating Income \$42,720; \$711 less than budget

Assessment Collections for October were \$753 less than budget

Assessment Collections year to date: \$2,654 less than budget

Total Monthly Operating expenses: \$16,856; \$16,014 less than budget

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

Favorable expense variances greater than \$100: landscaping contract, fertilization contract, management fee and other administrative

Reserve expenditures for the month of October totaled \$2,690 for door painting and project management oversight of resurfacing and sealing project.

On year-to-date basis, net income from operations is negative \$19,485, which was worse than budget by \$7,959

**Delinquencies**

12 delinquent accounts totaling \$3,837; one account has lien and all will continue to receive statements

**Old/Current Business**

41 CP – Upstate scheduled repair for 11/18; Homeowner has been notified

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; waiting for homeowner to give report to RPG

Discussion regarding high rise step replacements; weather prohibiting any work, have to wait till Spring 2022

Gutter Cleaning: Gutter Kings – no scheduled date as yet, may be December

Board approved College Bound bid for snow removal

Board approved 2022 budget at October 13, 2021 meeting as indicated in the October minutes

Ice dam roof inspections: 170 CL RPG(Bob) to contact Wolcott and Upstate re: what's going on and get issues resolved

Green Light – not a HOA concern; homeowners should check the website for Green Light regarding updates

36 DC interior ice damming damage from Feb. 2021; RPG to issue check for repair

173 CL ice dam reimbursement check to be reissued to homeowner as check was not cashed prior to expiration date.

Flag at Devonshire Entrance to be replaced

### **Homeowners Concerns**

Homeowners leaving trash cans outside; letters to be sent to homeowners.

Homeowner concern over another homeowner's long time existing shed; Board discussed and decided not in violation of original variance.

DC - Dog running loose; letter to be sent to homeowner.

CL - Homeowner on list, foundation wall attached to outside steps to be checked out and investigated by RPG.

CL - Chipmunk issue – check in Spring.

CL - Notice to go out to homeowner to not feed animals (i.e., squirrels, chipmunks, etc.) and removal of gas can.

### **Variances:**

108 CL power wash & stain deck – approved

88 DC screen door & windows – approved in October minutes

94 DC demo of deck – approved

Meeting adjourned: 6:35pm