

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

JANUARY 19, 2022

Attendees:

Julie McDonald – Realty Performance Group, Property Manager

Sue Kleeh, Board President

Lesanne Pfuntner, Treasurer

Jody DeLucia, Secretary

Meeting called to order by Sue at 6:04 pm

Meeting Minutes

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

Financial Report – Month ending December 2021

Total Operating Income \$48,302; \$3,628 less than budget

Assessment Collections for December were \$4,094 less than budget

Assessment Collections year to date: \$4,094 less than budget

Total Monthly Operating expenses: \$40,139; \$23,916 more than budget

Delinquent accounts (26) totaling \$4,210

Unfavorable expense variances greater than \$100: payroll expenses-maintenance, repairs and maintenance, landscape contract, other landscaping, snow removal, and legal and professional

Favorable expense variances greater than \$100: none

On year-to-date basis, net income from operations is negative \$6,883, which was worse than budget by \$22,824

Delinquencies

All accounts will continue to receive statements

Old/New Business

70 CL: Julie to get information regarding costs and repairs done to date; RPG to keep Board advised of all additional costs for labor and materials for the repairs, including what will be done in Spring.

173 CL: Homeowner contacted re home audit scheduled for Tuesday, January 25, 2022, Bob from RPG will be present.

Tree down and removed behind Devonshire Circle.

Email distribution list on website for notifications regarding delays in trash pickup, annual meeting notice, reminder notices, etc. Postcard to be sent out regarding how to sign up on website.

Mailbox accident: Insured insurance company has received all pertinent information and costs and will be reaching out to their insured.

Due to conflict April meeting will be held on April 20, 2022

Bids out for insurance.

Bids for trash removal to go out soon.

Homeowners Concerns

Complaint received from Courtshire homeowner regarding Christmas lights still up on Devonshire; homeowner notified and will be taken care of when weather permits. Note: 4 other homeowners' lights were still on and not complained about.

Variances:

None submitted

Meeting adjourned 7:04 pm