

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

DECEMBER 8, 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 5:39pm

Meeting Minutes

November Meeting Minutes Approval: Sue made motion to approve minutes, Lesanne seconded. Motion carried.

Financial Report – Month ending November 2021

Total Operating Income \$47,384; \$3,953 less than budget

Assessment Collections for November were \$3,714 less than budget

Assessment Collections year to date: \$1,060 more than budget

Total Monthly Operating expenses: \$14,359; \$1,232 less than budget

Delinquent accounts (9) totaling \$2,419

Unfavorable expense variances greater than \$100: payroll expenses-maintenance, repairs and maintenance, trash removal, fertilization contract and other administrative

Favorable expense variances greater than \$100: snow removal management fee

On year-to-date basis, net income from operations is negative \$2,775, which was worse than budget by \$2,775

Delinquencies

All accounts will continue to receive statements

Old/Current Business

Gutter Cleaning: Gutter Kings – possible additional cleaning in certain areas next year

72 CL: attorney addressing concern with letter; attorney responded to homeowner

170 CL: garage roof repairs to be completed by year end

70 CL: basement issues caused by front steps to be addressed in the Spring; work order items have been addressed; others still in process; RPG to keep Board advised of all costs for labor and materials for the repairs, including what has already been done and what will be done in Spring

104 CL: piece of concrete step broke off near railing; railing checked and is secure

173 CL ice dam reimbursement check reissued to homeowner to replace expired reimbursement check

45 CP: trailer to be removed

161 CL: homeowner call regarding concern over leaning tree behind unit

Flag at Devonshire Entrance replaced

Homeowners Concerns

Some Homeowners still leaving trash cans outside; letters to be sent to them

DC – Complaints about dog running loose, not picking up after dog; homeowner call about various items (dog feces, landscaping, grilling)

Variances:

128 CL: demo deck – approved 11/15/21

67 DC: camera installation – approved 12/2/21

Meeting adjourned 6:32pm