

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

JUNE 20, 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 5:25 pm

Meeting Minutes

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

Financial Report – Month ending May 2022

Total Operating Income \$47,814; \$4,116 less than budget

Assessment Collections for May were \$4,212 less than budget

Assessment Collections year to date: \$18,060 less than budget

Total Monthly Operating expenses: \$39,013; \$12,347 less than budget

Delinquent accounts (23) totaling \$6,326

Unfavorable expense variances greater than \$100: maintenance supplies, repairs and maintenance, and legal and professional

Favorable expense variances greater than \$100: payroll expense-maintenance, trash removal, landscape contract, fertilization contract, other administrative and insurance

On year-to-date basis, net income from operations is negative \$4,014, which is worse than budget by \$40,087

Delinquencies

All accounts will continue to receive statements

Old/New Business

Waiting for Bob to provide update regarding 173 CL's ventilation issues

Discuss bid from contractor regarding high rise steps; telephone conference call with Bob regarding questions and start date; approved contract, contractor to begin next Wednesday

Trimline approved bid for 37 CL, 166 CL and 178 CL; Julie to check 178 CL to see if back needs to be seeded

Approved bid from Service Pro for moss removal on Courtshire and Devonshire units as per list

Porch Project (wood rot): 4 completed (1, 11, 37 and 95 CL), to continue to repair per list (12 remaining to be repaired)

Julie to see if Max Stringer and/or RPG to paint repaired porches and get bids

After previously reviewing with the attorney to see if we had to have an election this year and being advised that we did not, the Board unanimously decided not to have an election in 2022

Waiting for additional bids for upcoming driveway repairs and sealcoating

Replace/fix rotted board on front of shed – to be completed

Board to review walk around list regarding what is to be done and advise Julie

Variances

159 CL: new door & windows - approved

66 CL: trex decking – approved

133 CL: new front door – approved

39 CP: A/C unit - approved

Meeting adjourned 6:49 pm