

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MAY 12, 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 5:34 pm

Meeting Minutes

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

Financial Report – Month ending April 2022

Total Operating Income \$44,480; \$6,950 less than budget

Assessment Collections for April were \$7,122 less than budget

Assessment Collections year to date: \$13,848 less than budget

Total Monthly Operating expenses: \$25,352; \$7,429 more than budget

Delinquent accounts (12) totaling \$3,500

Unfavorable expense variances greater than \$100: other landscaping, snow removal, legal and professional, and insurance

Favorable expense variances greater than \$100: payroll expense-maintenance, trash removal, repairs and maintenance, maintenance supplies and other administrative

On year-to-date basis, net income from operations is \$6,951, which is worse than budget by \$52,318

Delinquencies

All accounts will continue to receive statements

Old/New Business

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

On May 12th walk around, meet with Bob and mason to discuss high rise steps, and also note upcoming driveway repairs and sealcoating

166 CL – Trimline's suggestion to cut back the canopy and wooded area about 15-20 feet for light or put stone and edging as well as checking to see what can be done at 37 CL and 178 CL

College Bound to be notified again regarding lawn repair and driveway repair

Received and unanimously approved quote from Trimline to fill in hole where tree came down and was removed in back field of Devonshire

Replace/fix rotted board on front of shed

Gazebo – remove cupola, repair slats and stain

Prepare and finalize Spring Newsletter for distribution

Complaint received regarding aluminum foil placed around trees on Devonshire

Variances

137 CL: Replace deck - approved

Meeting adjourned 6:35 pm