

**DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING, 2022**

**SEPTEMBER 14, 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 6:30 pm

**Meeting Minutes**

August 2021 Annual Meeting Minutes Approval: Sue made motion to approve minutes, Lesanne seconded. Motion carried.

**Financial Report – Month ending August 2022**

Total Operating Income \$51,677; \$253 less than budget

Assessment Collections for August were \$336 less than budget

Assessment Collections year to date: \$16,894 less than budget

Total Monthly Operating expenses: \$53,282; \$1,422 more than budget

Delinquent accounts (10) totaling \$3,927

Unfavorable expense variances greater than \$100: fertilization contract, repairs and maintenance

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

On year-to-date basis, net income from operations is negative \$33,094, which is worse than budget by \$40,889

**Delinquencies**

All accounts will continue to receive statements

## **Old/New Business**

173 CL's ventilation issues – work to begin end of September/beginning of October; estimated cost between \$15,000/\$16,000

Stairs: Bob advised railings should be started shortly and work is progressing

Board approved bid from Seabreeze and work is to begin September 14th

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

Few homeowners reached out about broken lawn ornaments by landscapers; homeowners should be aware that things can be broken if they are left in the landscape bed

Snow removal bids to be reviewed, will get back to Julie next week

Gutter cleaning bids: waiting for formal bid from Empire Gutter

Montalbano removed trees at 14DC and 21 CP and large downed limb near 15CP

70CL – Trimline will schedule to add soil where pipe work was done \$415

Get quote for removal of 3 trees on Camberley Place

## **Homeowner Concerns**

154CL: Dead bush to be removed

106CL: Homeowner challenging insurance rule for liability/w.c.; variance submitted, was rejected by RPG since handyman had no insurance/w.c.; RPG gave homeowner sample of certificate of insurance indicating what is required to give to her contractor

11CL: Homeowner complaint regarding bush trimming

## **Variances**

No variances

Meeting adjourned 6:55 pm