

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
OCTOBER 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 5:09 pm

Meeting Minutes

September 2022 Meeting Minutes Approval: Sue made motion to approve minutes, Jody seconded. Motion carried.

Financial Report – Month ending September 2022

Total Operating Income \$52,468; \$538 more than budget

Assessment Collections for September were \$144 more than budget

Assessment Collections year to date: \$16,750 less than budget

Total Monthly Operating expenses: \$51,102; \$13,798 more than budget

Delinquent Accounts (13) totaling \$5,673

Unfavorable expense variances greater than \$100: maintenance supplies, repairs and maintenance, fertilization contract, snow removal, other administrative and insurance

Favorable expense variances greater than \$100: payroll expense-maintenance, trash removal, other landscaping and real estate taxes

On year-to-date basis, net income from operations is negative \$51,494, which is worse than budget by \$54,149

Delinquencies

All accounts will continue to receive statements

Old/New Business

HiRise Stairs: Railings being powder coated and those completed should be installed any day now

173 CL: ventilation to be completed by end of October

Gutter Cleaning: Reviewed bids from The Gutter Kings, KV Enterprises, Empire Gutter Cleaning and Western NY Gutter Cleaning – Board unanimously approved The Gutter Kings - \$5,470 plus tax

Snow Removal: Reviewed bids from Property Care, Hawkes and Town & Country – Board unanimously approved Town & Country Enterprises - \$48,949 (includes tax)

Painting on repaired porches: paint and prime exposed wood only; gave Julie business card (All Kind Property Services LLC) to see if they can do this

Bids to be obtained this winter for painting all porches in 2023

Budget: Motion made to approve the 2022-2023 Budget, seconded and one opposed

Received bid from Seyrek Disposal, Julie to contact to see if price can be renegotiated; waiting for bid from Suburban Disposal.

Montelbano to remove limbs/tree at 21 CP within week

1 DC: Reimbursement for landscape cleanup

135 CL: Watermain break repair; regrade area and seed – Star Rooter to make repairs at approximately \$3,000, Trimline to make lawn repairs

The Board was informed by RPG of the change in banks from M&T to Alliance Association Bank. This was not a Board decision but was in accordance with our contract with RPG as stated in Article Six “such depository shall be elected by Agent” (RPG) and this change was made with all of RPG’s properties

Homeowners Concerns

Issues regarding broken ornaments/planters: The landscapers are not going to be responsible for any breakable items that are placed in the landscape beds. These are common areas and not owned by individual homeowners

Variances

No variances

Meeting adjourned 6:14 pm