

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
DECEMBER 14, 2022

Attendees:

Julie McDonald, Realty Performance Group, Property Manager

Robert Marvin, Realty Performance Group

Sue Kleeh, Board President

Lesanne Pfuntner, Treasurer

Jody DeLucia, Secretary

Meeting called to order by Sue at 3:56 pm

Meeting Minutes

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

Financial Report – Month ending November 2022

Total Operating Income \$49,957; \$1,973 less than budget

Assessment Collections for November were \$2,856 less than budget

Assessment Collections year to date: \$21,612 less than budget

Total Monthly Operating expenses: \$40,216, \$9,188 more than budget

Delinquent Accounts (31) totaling \$8,980

Unfavorable expense variances greater than \$100: repairs and maintenance, landscape contract, snow removal, legal and professional, and other administrative

Favorable expense variances greater than \$100: maintenance supplies, trash removal, and insurance

Reserve expenditures in November 2022: Painting of repairs on CL porches - \$629.90; wood rot repairs behind high-rise steps - \$13,689. Total reserve expenditures in 2022 total \$335,511.52

On year-to-date basis, net income from operations is negative \$48,578, which is worse than budget by \$47,578

Reserve account still at M&T – gave better interest rate; Bob is working with AAB to get better interest rate

Delinquencies

All accounts will continue to receive statements

Old/New Business

Stairs: two remaining stairs to have railings installed within week; if fence company cannot install, RPG to do it; regarding future step/railing replacements. Bob to contact other fencing companies after the holidays regarding railings on remainder of high-rise steps; temporary railings will be put up; also, renewal permits will have to be re-issued with Town of Penfield

173 CL Ventilation: cost not to exceed \$15,000, 3 to 4 days to complete; work to be done next week, Thursday or Friday

Porch painting completed on 16 units (CL) with porch rot repairs - \$629.90

Hourly rate being charged by RPG for maintenance is still \$52/hr.

Homeowner contacted Town of Penfield regarding leaves behind shed/near creek not being cleaned up. This area has never been done in the past and has never been part of the contract. This cleanup cost the Association additional funds to take care of and will now be an additional charge for future cleanup of that area.

A Hold Harmless Agreement with the Town of Penfield regarding the shed has been submitted

Snow stakes: removed or missing from 72 CL; contractor to be notified to replace stakes

Within next few months, do a few updates on rules and regulations

RPG to prepare letter to advise homeowners regarding status, care/maintenance of steps, not to use salt; Julie to check with Bob

Homeowner's Concerns

Received letter from homeowner regarding fee increase but cannot address since the letter was not signed

Numerous calls from Homeowner concerned regarding parking on Camberley Place; issues with neighbor

Gutter cleaning: 175 CL mud splatters on front of house; contacted Gutter King; 4 calls to Gutter King with no response; explained to homeowner about calls to Gutter King. Homeowner called twice more; Julie from RPG went down to clean; homeowner interrupted three times but was not satisfied with Julie's efforts

Variations

106 CL – Windows: Approved 12/7/22

Meeting adjourned 5:02 pm