

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

JANUARY 11, 2023

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 5:02 pm

Meeting Minutes

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

Financial Report – Month ending December 2022

Total Operating Income \$53,462; \$3,660 less than budget

Assessment Collections for December were \$3,979 less than budget

Assessment Collections year to date: \$3,979 less than budget

Total Monthly Operating expenses: \$22,628; \$5,843 less than budget

Delinquent Accounts (60) totaling \$12,605

Unfavorable expense variances greater than \$100: payroll expense-maintenance, landscape contract, other landscaping, and snow removal

Favorable expense variances greater than \$100: repairs and maintenance, trash removal, insurance, legal and professional

No reserve expenditures in December 2022. Total reserve expenditures in 2023 total zero

On year-to-date basis, net income from operations is \$17,986, which is better than budget by \$12,184

Delinquencies

All accounts will continue to receive statements

Old/New Business

Stairs: railings on the two remaining stairs were installed on January 10, 2023. Bob to start contacting other fencing companies next week 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: completed, waiting for final cost of installation from contractor; homeowner is very satisfied and pleased with work

Insurance on buildings: questions regarding replacement costs; Julie to check with Bob and others at RPG regarding our concerns

Bid requests out to 6 vendors for porch painting

Julie to get bids for sealcoating all driveways

Second year of Trimline contract for 2023 regarding landscaping; need to meet with Trimline to discuss issues

Within next few months, update rules and regulations

Homeowner's Concerns

Homeowner parking in circle on CL; RPG sent letter to unit owners regarding no parking on Town roads from November to April, park cars in driveways

Homeowner complaint regarding parking issues on CP

Variances

82 DC – Garage Door: Approved 12/14/22

Meeting adjourned 6:02 pm