

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

FEBRUARY 7, 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 4:31 pm

Meeting Minutes

January 2023 Meeting Minutes Approval: Jody made motion to approve minutes, Sue seconded. Motion carried.

Financial Report – Month ending January 2023

Total Operating Income \$62,450; \$5,328 more than budget

Assessment Collections for January were \$4,638 more than budget

Assessment Collections year to date: \$659 more than budget

Total Monthly Operating expenses: \$23,882; \$910 more than budget

Delinquent Accounts (31) totaling \$8,467

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

Favorable expense variances greater than \$100: trash removal, insurance, legal and professional, and real estate taxes

No reserve expenditures in January 2023. Total reserve expenditures in 2023 total zero

On year-to-date basis, net income from operations is \$43,706, which is better than budget by \$26,602

Delinquencies

All accounts will continue to receive statements

Old/New Business

Stairs: First phase completed except for minor touch ups and clean up on brick and stairs

173 CL Ventilation – completed: \$12,500; requested invoice to review

Waiting for report/bids from Bob for information from other fencing companies regarding railing replacement; still waiting for price/cost of installed railings, and have been waiting since September with no answers, quotes or price

94 CL – no response from homeowner/contact person; mail returned; need to contact RPG immediately

7 DC – for sale sign to be removed from front lawn

Porch painting: received bids, waiting for one more for review; need more detailed bids

33 DC sewer repair by Star Rooter approved via email 1/30/23 - \$4,650 plus tax, does not include service call, cost of regrading, seeding, etc.

Seal Coating Quotes received and will be reviewed

Lawn Treatment Quotes: to be reviewed; waiting for one more bid

Snow removal: concerns about missed driveways; Julie to meet with T&C owner and driver

138 CL Tree removal by Trimline - \$210.00

Insurance on buildings: questions regarding replacement costs for mechanicals (drywall, furnace, ac, etc.) where is this in our policy with USI

Within next few months, update rules and regulations

Homeowner's Concerns

HO complaint regarding satellite dish

Variations

No variations submitted

Meeting adjourned 5:28 pm