

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MARCH 8, 2023

Attendees:

Julie McDonald, Realty Performance Group, Property Manager

Bob Marvin, Realty Performance Group, President

Sue Kleeh, Board President

Lesanne Pfuntner, Treasurer

Jody DeLucia, Secretary

Meeting called to order by Sue at 4:54 pm

Meeting Minutes

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

Financial Report – Month ending February 2023

Total Operating Income \$61,577; \$4,455 more than budget

Assessment Collections for February were \$3,678 more than budget

Assessment Collections year to date: \$4,337 more than budget

Total Monthly Operating expenses: \$39,811; \$5,742 more than budget

Delinquent Accounts (19) totaling \$5,569

Unfavorable expense variances greater than \$100: payroll expense-maintenance, repairs and maintenance, snow removal, and insurance

Favorable expense variances greater than \$100: trash removal, legal and professional, and accounting fees

Reserve expenditures in February 2023: RPG Project Management Fee regarding roof/ventilation repair - \$12,500 and stair project - \$14,510. This amount is in error by RPG relating to the stair project – should only be \$6,230; RPG owes Devonshire Homeowners Association \$8,280 plus \$17,708.40 for 5% of the 10% taken for the step project. Total due back to Devonshire Homeowners Association is \$25,988.40. Total reserve expenditures in 2023 total \$27,010.

On year-to-date basis, net income from operations is \$52,624, which is better than budget by \$26,783

M&T Operating Account is now closed; since M&T Reserve Account has a high interest rate, it remains open

Delinquencies

All accounts will continue to receive statements

Old/New Business

Touch ups and clean up on bricks and stairs to be completed in spring. Board objected to RPG's paying the final payment to contractor. RPG was supposed to hold the final payment until the work was completed. Bob Marvin guarantees work will be completed.

Porch painting: received bids, pending between Mac Springer and Bill Sullivan; project on temporary hold due to costs of high rise step project.

33 DC sewer repair by Star Rooter completed: \$5,022 plus \$777.60 for service call; plus cost of regrading, seeding, etc., to be completed in Spring

After reviewing information from trash removal companies, motion made by Jody to approve bid by Suburban Disposal, Sue seconded; motion carried

Seal Coating Quotes for all driveways: approved bid from College Bound - \$18,518 plus tax

Lawn Treatment Quotes: approved bids from Bartlett (trees & bushes) - \$6,627.96 and Broccolo (lawn treatments) - \$9,504.00

131 CL Juniper leaning as well as numerous junipers leaning on DC and CL; will have Bartlett check them over to see if they will survive if staked and should be removed

Montalbano removed various trees in CL Circle, also, after approving estimate, had them pick up branches behind DC grassy area, etc., since they were on site; waiting for invoice

70 CL: wavy siding on whole side of end unit; Bob to get several bids from contractors to look at issues; look at it per square, tell them per sheet of plywood and put a not to exceed on it; a lot will depend on if there are any hidden defects as to final cost

Lengthy discussion regarding cost of railings with Bob on row houses. Board was not given quote and has been asking for this since October 2022. Board was advised in August and September that they were included. Then were told in October that the railings were going to be billed separately. Numerous emails from October through February asking for costs. No cost given until February 15th with cost of \$99,600. Board did not authorize this amount.

Bob was reminded that RPG was supposed to take 5% fee not 10% on any project over \$200,000.

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

- a. Fine imposed on homeowner for dumping debris in common area by shed.

VariANCES

92 CL – install AC unit - approved

Meeting adjourned 6:36 pm