

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

APRIL 12, 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 5:01 pm

Meeting Minutes

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

Financial Report – Month ending March 2023

Total Operating Income \$58,887; \$1,765 more than budget

Assessment Collections for March were \$869 more than budget

Assessment Collections year to date: \$5,206 more than budget

Total Monthly Operating expenses: \$21,915; \$764 less than budget

Delinquent Accounts (11) totaling \$4,944

Unfavorable expense variances greater than \$100: payroll expense-maintenance, trash removal, other landscaping and accounting fees

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

Reserve expenditures in March 2023: 2018 RMC LLC – balance of Invoice 173 for stair masonry - \$16,000. Total reserve expenditures in 2023 total \$43,010; RPG reimbursed the sum of \$8,280 (taken in error) to DHA, therefore, the total corrected reserve expenditures for 2023 is \$34,730.

On year-to-date basis, net income from operations is \$76,748, which is better than budget by \$39,311

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.

133 CL: question regarding invoice from Joe Frongetta Painting regarding amount of repair for painting ceiling; Julie explained that ceiling had to be repaired as well as painted

Leaning Junipers leaning on DC and CL; Bartlett gave estimate to stake and/or remove shrubs - \$1,780 (Julie was not sure if that included tax); Sue made motion to approve, Lesanne seconded

New flag to be purchased since the old one is tattered and needs to be replaced

70 CL: wavy siding on whole side of end unit; waiting for bids

Update Rules and Regulations

Homeowner's Concerns

a. Concerns about landscape services from homeowners at 176 CL, 75 DC and 36 DC; Trimline to investigate.

b. CP Homeowner again raises issues about parking commercial vehicles on Camberley Place.

c. Letter to go to CL Homeowner regarding suspected violation of rental rules per Rules and Regulations.

Variances

118 CL: permission to park RV in driveway for 2 days – approved

Meeting adjourned 5:47 pm