

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MAY 10, 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 5:00 pm

Meeting Minutes

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

Financial Report – Month ending April 2023

Total Operating Income \$55,710; \$1,412 less than budget

Assessment Collections for April were \$1,588 less than budget

Assessment Collections year to date: \$3,618 more than budget

Total Monthly Operating expenses: \$23,625; \$1,054 less than budget

Delinquent Accounts (13) totaling \$5,060

Unfavorable expense variances greater than \$100: trash removal, snow removal and other administrative

Favorable expense variances greater than \$100: payroll expense-maintenance, repairs and maintenance, and legal and professional

Reserve expenditures in April 2023: Thomas Fence – Railings - \$49,600 (paid under protest by Board of Directors). Total reserve expenditures in 2023 total \$84,330.

On year-to-date basis, net income from operations is \$95,985, which is better than budget by \$48,953

Delinquencies

All accounts will continue to receive statements

Old/New Business

Bids for removal of trees and/or tree branches on DC and CL from Montalbano and Farrell Services on hold, pending walk around.

116 CL gable vent.

155 CL: approved \$3,530 + tax sewer repair by Star Rooter.

Walk Around date: Tuesday, June 6th; rain date – Thursday, June 8th

86 DC: Roof leak into garage ceiling, roof has some damage as well as inside garage; RPG to check to see how best to proceed.

97 CL: Chipmunk issue – RPG maintenance to check when on site to see if it can be corrected.

135 CL: Clean up dog poop in back yard; get quote check with Concrete Solutions to level sidewalk.

129 CL: RPG to send letter regarding overgrown weeds around deck, and remove bikes/toys all around lawn area.

70 CL: We have been requesting updates on bids regarding siding issue; we are still waiting for response from Bob.

166 through 172 CL: Landscapers to be advised not to cut grass behind the building.

Driveway sealing: Julie to check with College Bound to find out date for driveway sealing.

Update Rules and Regulations

Homeowner's Concerns

- a. 46 CL: wants bush replaced – Julie will check with Trimline regarding cost to replace
- b. 22 CL: tree side of house damage – Julie to check with Trimline to see if can be pruned or staked.
- c. 17-19 CL: Satellite dish issue.

Right now we are trying to work at prioritizing the needs of the community. To continue with the steps, some or all of these issues will have to wait.

Variations

149 CL: Deck stain – approved

135 CL: New a/c unit – approved

118 CL: Extension to park RV in driveway – approved

96 DC: Stump removal - approved

Meeting adjourned 6:09 pm