

**DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

**JUNE 14, 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**

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

**Financial Report – Month ending May 2023**

Total Operating Income \$59,595; \$2,473 more than budget

Assessment Collections for May were \$897 more than budget

Assessment Collections year to date: \$4,515 more than budget

Total Monthly Operating expenses: \$37,573; \$6,621 less than budget

Delinquent Accounts (13) totaling \$5,060

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

Favorable expense variances greater than \$100: payroll expense-maintenance, fertilization contract, other landscaping, and legal and professional

Reserve expenditures in May 2023: No reserve expenditures. Total reserve expenditures in 2023 total \$84,330.

On year-to-date basis, net income from operations is \$105,158, which is better than budget by \$68,047

**Delinquencies**

All accounts will continue to receive statements

**Old/New Business**

135 CL sidewalk slab replacement. Andreassi completing - \$875

146-148, 176 CL trees – black knot fungus. Not treatable.

Waiting for bid from Montalbano for removal of trees and trimming of tree branches on DC, CL and CP

86 DC: Roof leak damage into garage ceiling to be repaired (Highland), inside garage to be repaired once roof work is completed

Update Rules and Regulations

### **Homeowner's Concerns**

- a. 28 DC: dog off leash; letter sent to homeowner
- b. Complaints pertaining to garden area in circle; BOD addressed during walk around; any additional concerns or questions, contact RPG; lamp post in rear – replace glass in pole light
- c. 17-19 CL: Satellite dish issue: letter to owner – no response; no one claiming ownership of dish
- d. 98 DC: Dead bush in front

### **Variances**

16 DC: Screen Door – approved 5/23/23

19 CL: Windows and Landscape – both approved 6/5/23

2 DC: Pool – approved 6/7/23

Meeting adjourned 5:40 pm