

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

AUGUST 16, 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 4:51 pm

Meeting Minutes

Due to scheduling conflicts, there was no Board meeting in July, 2023.

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

Financial Report – Month ending July 2023

Total Operating Income \$57,360; \$238 more than budget

Assessment Collections for July were \$726 less than budget

Assessment Collections year to date: \$4,030 more than budget

Total Monthly Operating expenses: \$42,707; \$3,237 less than budget

Delinquent Accounts (11) totaling \$5,756

Unfavorable expense variances greater than \$100: payroll expense – maintenance and trash removal

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

Reserve expenditures in July 2023: \$19,999.44 - sealcoating the community; \$10,191.84 - 70CL residing end of unit. Total reserve expenditures in 2023 total \$114,521.28.

On year-to-date basis, net income from operations is \$113,622, which is better than budget by \$103,451.

Delinquencies

All accounts will continue to receive statements

Old/New Business

7 CP: check work done regarding privacy fence

94 CL: lien to be placed on property

103 DC: Privacy Fence replacement – received bid from Security Fabrication (\$1,080); Julie to ask John to obtain more bids

21 CL: Bulge in siding – RPG to review and clarify

86 DC: Garage roof repaired by Highland Contractors (\$4,991.07); work repair to be completed on inside of garage

Driveway sealing for entire community was completed (\$19,999.41)

70 CL: Residing end of unit by Highland Contractors (\$10,191.84)

Town & Country will be forwarding information re new contract within next week or two

72 CL: Homeowner called Betlem regarding power failure, which Betlem determined was caused by power line that runs out to lamp pole and disconnected power to lamp pole; Homeowner requested reimbursement of Betlem bill (\$433.88); RPG received quote for \$2,100 to repair, but waiting for bids from Betlem and others.

Annual Meeting Date: Scheduled for October 11th at 6:00 PM pending availability at Penfield Library

Homeowner's Concerns

- a. Concerns with homeowners landscaping
- b. Complaint between neighbors behaviors
- c. Request to consider lining tennis court for pickleball

Variations

127 CL: Window replacement – approved 7/17/23

9 CL: Deck replacement – approved 7/24/23

35 CL: Deck repairs – approved 8/14/23

21 CL: Deck staining – approved 8/16/23

Meeting adjourned 5:51 pm