

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

SEPTEMBER 13, 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 4:50 pm

Meeting Minutes

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

Financial Report – Month ending August 2023

Total Operating Income \$58,154; \$1,032 more than budget

Assessment Collections for August were \$166 less than budget

Assessment Collections year to date: \$3,864 more than budget

Total Monthly Operating expenses: \$47,839; \$2,295 more than budget

Delinquent Accounts (9) totaling \$6,690

Unfavorable expense variances greater than \$100: trash removal, repairs and maintenance, legal and professional and insurance

Favorable expense variances greater than \$100: payroll expense – maintenance, maintenance supplies, fertilization contract and other landscaping

Reserve expenditures in August 2023: \$1,019.18 - RPG consulting fee for siding of 70 CL; \$16,539.75 - RPG stair project management fee; \$49,500 – 2018 RMC LLC stairs at 112, 114 and 116 CL; \$5,072.07 - Highland Contractors roof repair at 86 DC; \$3,159 – RPG front entry repairs at 113, 114 & 116 CL; \$461.93 - RPG fee for permits for stair project. Total reserve expenditures in 2023 total \$190,273.21.

On year-to-date basis, net income from operations is \$111,088, which is better than budget by \$112,188.

Delinquencies

All accounts will continue to receive statements

Old/New Business

Reviewed bids from Town & Country and Charles Paving; approved Town & Country snow removal contract for two years (2023-2024 and 2024-2025 winter seasons) - \$52,606.80 per year

31 CP: Association reimbursed \$535.46 for stair work in back of unit charged by RPG in error

94 CL: Gave RPG contact telephone number for homeowner regarding delinquency

Annual meeting date October 16, 2023 and notice to be sent out within next week or so

Montalbano bid approved for removal of trees/branches - \$8,521.20 (includes tax)

99 CL: power wash end of unit due to severe mildew problem

Stair project moving along quickly.

101-103 DC: Trimline to trim low hanging branches - \$280.80

17 CL: Mailbox hit by car; repaired by RPG

103 DC: Privacy Fence replacement – waiting for additional bids

73 DC: Homeowner wants tree branches cut back from unit; RPG will start list of units with issues with tree branches hitting roofs/windows.

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.

Homeowner's Concerns

- a. Concerns with homeowners landscaping
- b. Complaint between neighbors behaviors

Variations

176 CL: Rocks for landscape – denied 8/18/23

55 CP: Storm Door – approved 8/24/23

106 DC: Replace deck boards – approved 9/6/23

Meeting adjourned 6:08 pm