

**DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

**OCTOBER 11, 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 3:56 pm

**Meeting Minutes**

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

**Financial Report – Month ending September 2023**

Total Operating Income \$57,899; \$777 more than budget

Assessment Collections for September were \$190 less than budget

Assessment Collections year to date: \$3,674 more than budget

Total Monthly Operating expenses: \$39,697 which was \$2,235 less than budget

Delinquent Accounts (11) totaling \$7,244

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

Favorable expense variances greater than \$100: payroll expense – maintenance, fertilization contract and real estate taxes

Reserve expenditures in September 2023: \$10,000 – Armstrong Fabricators, Inc. deposit for railings; \$20,000 – RPG Advisors balance for railings installed in 2022; \$115,500 – 2018 RMC LLC stairs at 88, 100, 102, 104, 106, 108 and 110 CL; \$4,212 – RPG front entry repairs at 104, 106, 108 and 110 CL. Total reserve expenditures in 2023 total \$339,985.21.

On year-to-date basis, net income from operations is \$116,443, which is better than budget by \$125,200.

**Delinquencies**

All accounts will continue to receive statements

## **Old/New Business**

Snow contract with Town & Country signed for two years (2023-2024 and 2024-2025 winter seasons)

Annual meeting date changed due to renovations at Penfield Library; rescheduled for October 17<sup>th</sup> at Harris Whalen Lodge. Notification to community by postcard.

Railings to be installed; stair project moving along.

73 CP – another letter to go to homeowner regarding removal of deck and given to November 30<sup>th</sup> or you will be fined

45 CP – no variance regarding enclosed deck, letter to be sent to homeowner that a variance needs to be submitted

Look at branches that need to be trimmed over roofs/driveways/etc. List to be created. Possible walk in February or March, weather permitting, to add to list.

Broccolo came out to address grub concerns on Courtshire Lane (they do not treat for grubs unless an incident occurs – extra cost?)

RGP reached out to Trimline for bid for next year for lawn, trees and shrubs fertilization; received bid for \$25,564.68; Sue made motion to approve bid from Trimline for 24-25 season; both Lesanne and Jody approve.

128 CL – regarding variance for Bartlett to trim spruce and flowering pear tree, etc. at homeowner's expense, Board did not agree; RPG to contact Bartlett and Moltabano re issues and costs; HOA will take care of issues with spruce tree and remainder will be added to list of pear trees in late winter/spring.

Discussion regarding 2023-2024 Proposed Budget – Julie to explained in detail how she came up with her figures which would have a \$5.00 monthly increase. If we do not increase the monthly HOA fee, we will not be able to save a lot of money and hoping we have no huge expenditures. Disagreement among Sue and Lesanne relating to raising monthly fee; Jody has mixed feelings and wants to wait to see second draft of budget. Lesanne, as Treasurer, recognizes the need and favors an increase in the monthly HOA assessment fees based upon the proposed budget draft for 2023-2024; services provided continue to increase, and the need to bring the reserve account back to a stronger and more healthy level given the size and age of our property is paramount in my opinion. Sue, as President, voted a hard no to raising the monthly fee this coming year. As a homeowner and a Board member, Sue feels that the \$58 increase imposed the last two years should cover our contract increases and our projected project costs this coming year while leaving an ample amount in the reserve account for this year and will revisit the amount in the coming year. Board will meet once second draft of budget is received and prior to annual meeting to discuss.

Discussion relating to gazebo; do notice to community with options and costs of what to do with area.

## **Homeowner's Concerns**

- a. Letter to homeowner on Courtshire regarding decals on garage door

## **Variances**

5 CL: Deck Stain – approved 9/19/23

145 CL: Replace patio door & window – approved 9/26/23

38 DC: Replace A/C – approved 10/6/23

Meeting adjourned 5:04 pm