

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

JANUARY 10, 2024

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 4:59 pm

Meeting Minutes

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

Financial Report – Month ending December 2023

Total Operating Income \$57,117; \$2 less than budget

Assessment Collections for December were \$1,062 less than budget

Assessment Collections year to date: \$1,062 less than budget

Total Monthly Operating expenses: \$22,155 which was \$865 less than budget

Delinquent Accounts (15) totaling \$8,723.

Unfavorable expense variances greater than \$100: landscaping contract

Favorable expense variances greater than \$100: payroll expense – maintenance, maintenance supplies, repairs and maintenance, legal and professional and other administrative

Maintaining existing allocations to reserve account as per prior fiscal year

Reserve expenditures in December 2023: Armstrong Fabricators, Inc. remaining balance for railings - \$35,000. Total reserve expenditures in 2023 total \$374,985.21.

On year-to-date basis, net income from operations is \$14,649, which is \$863 better than budget.

Delinquencies

All accounts will continue to receive statements

Old/New Business

102 CL – question regarding charge for replacing new kick plate under the door; thought it was covered by RPG's invoice for front entry repairs for step project. Julie was adamant that we would need to talk to Bob Marvin about this.

Question regarding reserve expenditures amount in letter (\$10,000) compared to expense distribution sheet (\$35,000). Was typo, reserve expenditures was \$35,000.

33-35 CP – Work Order sheet indicates temporary repair completed until permanent repair can be completed in Spring; no work has been done on the mailbox. If mailbox is repair by RPG the same way that they did the one on Devonshire, there is no need for additional repair in Spring. Mike did the previous repair and Julie advised Lesanne to call in and talk to John and tell him what she wants done.

45 CP – No response from homeowner regarding patio enclosure; the Declaration and Rules state no fences; after lengthy discussion, the Board decided RPG would send a letter that the back section of the enclosure has to be removed; not going to have homeowner remove side fencing (as it is taller than normal privacy fence) at this time but if the unit is sold, the side fencing will have to conform to the size of HOA's normal privacy fence.

73 CP – Homeowner submitted variance to remove deck by end of January, and in the Spring will submit a variance for installation of new deck.

90 CL – Highland Contractor started work today.

34-36, 67-69, 73-75, 85-87, and 100-106 DC - RPG had KV Ventures clean out gutters of pods; Trimline has already winterized most of their equipment but asked Julie to call and ask Trimline anyway to see if they can come back and clean up the ground areas where gutters were cleaned out and the remaining pods that fell off the trees from high winds.

106 DC – Per Julie, Town of Penfield has been contacted; railings installed around deck but not on stairs.

Insurance – GNY renewal \$75,469, 38% increase which includes the basements being added to the coverage and also Julie explained that insurance rates are jumping across the board at least 20-30%; waiting for bid from Travelers.

Julies to get bids for resurfacing Camberly Place, landscape maintenance and landscape treatments as well as refuse removal.

Homeowner's Concerns

- a. Complaint about Christmas trees outside before trash day
- b. Complaint about additional yard stakes on a few driveways
- c. Complaint about HO parking their cars in common by shed
- d. Complaint from neighbor on next door neighbor's issues

Variations

73 CP – remove existing deck by end of January, approved 01/10/24

Meeting adjourned 6:05 pm