

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

FEBRUARY 14, 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 4:08 pm

Meeting Minutes

January 2024 Meeting Minutes Approval: Jody made motion to approve minutes, Sue seconded. Motion carried.

Financial Report – Month ending January 2023

Total Operating Income \$56,858; \$260 less than budget

Assessment Collections for January were \$1,334 less than budget

Assessment Collections year to date: \$2,396 less than budget

Total Monthly Operating expenses: \$25,445 which was \$85 more than budget

Delinquent Accounts (17) totaling \$10,441.

Unfavorable expense variances greater than \$100: fertilization contract

Favorable expense variances greater than \$100: repairs and maintenance, legal and professional, other administrative and real estate taxes

Maintaining existing allocations to reserve account as per prior fiscal year

Reserve expenditures in January 2024: Highland Contractors – soffit & fascia repairs - \$5,175.36.
Total reserve expenditures in 2023 total \$374,985.21.

On year-to-date basis, net income from operations is \$25,748, which is \$518 better than budget.

Delinquencies

All accounts will continue to receive statements

Old/New Business

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

45 CP – Julie to check to see if fence is removed.

Julie is to get bids for resurfacing Camberly Place.

Joe from Armstrong recently made first corrections to 98 CL railing; Town approved and it was in compliance. Bob to have Joe complete the remaining 13 but Joe is away for a month so we have to wait till his return. Sue mentioned to Julie that we have discussed numerous times with Bob the completion of the railings/stair project. Met with Bob on September 15, 2023 and paid him last amount due on steps with the understanding that he was to have all the corrections completed by the end of October. Communication has continued both verbally and by email and as of the end of January, 2024 work is not completed. It is our understanding that Joe will complete the corrections upon his return but we will check with Bob on that. Follow up with Bob on the six footers that need to be repaired and the touch up painting that needs to be completed this Spring either by Armstrong or Thomas Fence.

Homeowner notified RPG regarding diseased tree; Trimline inspected and there are 17 trees with black knot disease. Trimline will provide information regarding treatment and cost.

Board to meet with Trimline regarding bid for branch removal, landscaping contract and equipment used to cut grass.

46 CL – Tree down – most likely on Wegmans property; to be confirmed next week.

Regarding update of Rules and Regulations, gave notes to Julie regarding revisions and requested the update be forwarded to BOD for review.

Homeowner's Concerns

- a. Complaints regarding trash cans. Letters sent/fines levied on repeat offenders.
- b. Dog/cat altercation.
- c. Complaint about signage in homeowner's window.
- d. Homeowner's Christmas lights on were sent notice.
- e. All Homeowners' complaints are checked into, addressed with homeowner and necessary actions taken if warranted. Management and Board of Directors will no longer address repeated or harassing emails.

Variances

73 CP – remove deck; approved 1/15/24

64 DC – replace front doors – approved 2/5/24

176 DC – patio paver – approved 2/9/24

Meeting adjourned 5:18 pm