

**DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

**MARCH 13, 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 5:08 pm

**Meeting Minutes**

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

**Financial Report – Month ending February 2024**

Total Operating Income \$58,525; \$1,407 more than budget

Assessment Collections for February were \$854 more than budget

Assessment Collections year to date: \$1,542 less than budget

Total Monthly Operating expenses: \$45,237 which was \$9,838 more than budget

Delinquent Accounts (18) totaling \$9,802.

Unfavorable expense variances greater than \$100: landscaping contract, legal and professional, insurance, federal income taxes

Favorable expense variances greater than \$100: payroll expense-maintenance, maintenance supplies and repairs and maintenance

Maintaining existing allocations to reserve account as per prior fiscal year

Reserve expenditures in February 2024: None. Total reserve expenditures in 2024 total \$5,175.36.

On year-to-date basis, net income from operations is \$18,722, which is \$7,914 better than budget.

**Delinquencies**

All accounts will continue to receive statements

**Old/New Business**

106 DC – Per Julie, Homeowner working with Town of Penfield; Town requires additional supports, and permit but work cannot commence for another month or so when the ground is not frozen.

45 CP – Patio enclosure has been removed and unit sold.

Reviewed and approved Trimline's bid for removal of 17 trees with black knott disease.

Board met with Trimline; Trimline to trim trees in next week or two (low woods, limbs and tree suckers). Jody made motion to approve Trimline landscaping bid, approved by both Sue and Lesanne – motion carried.

Replace bushes on berm at Courtshire and Devonshire; discussed with Trimline at our meeting with them. Sue made motion to approve Trimline's bid to replace shrubs, Jody seconded, motion carried.

Julie to check with Bob regarding branch/stick removal charge by RPG rather than Trimline.

46 CL – Tree down – it is on Devonshire's property. Get bids from Trimline and Montalbano for removal.

Regarding update of Rules and Regulations, technical issue with Julie's emails; Julie to resend.

Walk Around date scheduled for 9:00 a.m. on April 29<sup>th</sup> – weather permitting

Suburban Disposal's pricing will not change as to location of trash tote.

Received three quotes for paving Camberly for review. Julie to check with Seabreeze regarding difference in square footage. Also, see how much extra it is to pave the walkway from Devonshire to Wegmans.

New flag installed at the entryway to Devonshire.

Town and Country to return to repair lawns.

Bob advised that Joe from Armstrong Fabrications is back and should be finishing the railing repairs. Bob also advised that the footers that needed repairs, he thought were done; Thomas Fence had come out

### **Homeowner's Concerns**

- a. Complaints regarding trash cans. Letters sent/fines levied on repeat offenders.
- b. American Flag at Devonshire entrance needs to be replace - Done
- c. Noise nuisance for some homeowners; Continued issue. Responded to both homeowners to contact attorneys as it has escalated to neighbor dispute not HOA concern to handle any further.
- d. Homeowner requested large bush removal. Bush is healthy. If Homeowner wants removed, informed to submit variance and done at their expense.

### **Variances**

140 CL – high efficiency venting - approved 2/19/24

75 DC – pet variance – approved 2/19/24

Meeting adjourned 6:09 pm