

**DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

**APRIL 10, 2024**

Attendees: Julie McDonald, Realty Performance Group, Property Manager  
Sue Kleeh, Board President  
Lesanne Pfuntner, Treasurer (Absent)  
Jody DeLucia, Secretary

Meeting called to order by Sue at 5:23 pm

**Meeting Minutes**

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

**Financial Report – Month ending March 2024**

Total Operating Income \$59,748; \$2,629 more than budget

Assessment Collections for March were \$782 more than budget

Assessment Collections year to date: \$750 less than budget

Total Monthly Operating expenses: \$35,243 which was \$6,853 more than budget

Delinquent Accounts (13) totaling \$8,944.

Unfavorable expense variances greater than \$100: payroll expense – maintenance, trash removal, legal and professional, insurance, and other administrative

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

Maintaining existing allocations to reserve account as per prior fiscal year

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

On year-to-date basis, net income from operations is \$22,913, which is \$12,137 worse than budget.

**Delinquencies**

All accounts will continue to receive statements

**Old/New Business**

Trimline - removal of 17 trees with black knot disease scheduled for 4/23, alternate dates: 4/24 and 25

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

46 CL – Tree down – has been removed

Bids for replacing walking path to Wegmans – waiting for adjusted and additional bids

Town and Country did lawn repairs on 4/9

36 DC front porch slab sunk – Concrete Solutions – scheduled repair for 4/10; has been rescheduled for 4/15; Star Rooter found no leak or issue, just settled

177 CL Homeowner would like stones removed and have grass planted; will review at walk around

### **Homeowner's Concerns**

- a. Homeowner complained about trash can fines
- b. Homeowner would like woods behind unit cleared out; will look at during walk around
- c. Attempted vehicle vandalization in January
- d. 68 CL notified to remove Christmas lights by 4/7

### **Variances**

176 CL – Cameras – approved 3/18/24

73 CP – Deck installation – approved 3/18/24

176 CL – Remove trees – approved 3/20/24

37 CL – Sliding glass door and windows – approved 3/28/24

137 CL – Paint front door – approved 3/28/24

Meeting adjourned 5:54 pm