

**DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

**June 17, 2024**

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

Meeting called to order by Sue at 4:33 pm

**Meeting Minutes**

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

**Financial Report – Month ending May 2024**

Total Operating Income \$62,125; \$5,007 more than budget

Assessment Collections for May were \$2,471 more than budget

Assessment Collections year to date: \$1,825 more than budget

Total Monthly Operating expenses: \$47,173 which was \$3,101 more than budget

Delinquent Accounts (11) totaling \$5,507

Unfavorable expense variances greater than \$100: payroll expense – maintenance, trash removal, other landscaping, fertilization contract and other administrative

Favorable expense variances greater than \$100: maintenance supplies, repairs and maintenance, landscaping contract and legal and professional

Maintaining existing allocations to reserve account as per prior fiscal year

Reserve expenditures in May 2024: None. Total reserve expenditures in 2024 total \$9,567.36.

On year-to-date basis, net income from operations is \$33,523, which is \$13,596 worse than budget.

Questions regarding payroll expenses – advised that RPG will request Ben (RPG employee who works at Concord) first, if available, to do work at Devonshire since Bob had promised a lower hourly rate for him. RPG supervisor to group work orders together as well. RPG will also revamp procedure on work orders/payroll so as to understand payroll expenses – may take a few weeks to complete. Bob checking on credit to be given to HOA from May's payroll expenses and will make sure that

HOA receives it under miscellaneous income. Trying to commence having a monthly work order report so as to better understand the expenses.

### **Delinquencies**

All accounts will continue to receive statements

### **Old/New Business**

Camberley Place paving completed; walking path not as yet completed.

36-38 DC stoop – scheduled to begin 6/18/24

Porch painting quotes for CL – reviewed; Jody made motion to approve CertaPro Painters, Lesanne seconded, motion carried

Homeowner on DC wants cottonwood tree in back removed; tree will not be removed, possibly trimmed back somewhat

98 DC – replace dead shrub

Power wash 6 units where needed and fence by shed – Ben to do; approved by entire Board

Gazebo – Bob to check and see about getting some info on its removal

### **Homeowner's Concerns**

- a. Questions on replacement of trees that were removed from front of units – at limit on budget, possible replacement next year

### **Variances**

125 CL – Patio door replacement – approved 6/6/24

95 DC – Sliding glass door – approved 6/4/24

177 CL – Deck stain – approved 6/3/24

137 CL – Plantings – approved 5/28/24

137 CL – Gate installation – approved 5/28/24

5 CL – Window replacement – approved 5/23/24

98 DC – Window replacement – approved 4/30/24

66 CL – Window replacements – approved 4/15/24

Meeting adjourned 5:34 pm