

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MAY 8, 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 4:52 pm

Meeting Minutes

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

Financial Report – Month ending April 2024

Sue questioned the amount for the work orders for April since the payroll expenses were way too high and the list showed double charges; (Bob and Julie reviewed the payroll expenses and issued a credit DHA for \$1,500). The Board still questions why we are unable to get work orders to match up with payroll expenses.

Total Operating Income \$58,339; \$1,221 more than budget

Assessment Collections for April were \$114 more than budget

Assessment Collections year to date: \$646 less than budget

Total Monthly Operating expenses: \$22,055 which was \$4,586 more than budget

Delinquent Accounts (13) totaling \$5,919.

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

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 April 2024: \$4,392. Total reserve expenditures in 2024 total \$9,567.36.

On year-to-date basis, net income from operations is \$38,884, which is \$15,502 worse than budget.

Delinquencies

All accounts will continue to receive statements

Old/New Business

Trimline has completed the removal of the trees with black knott disease on CL

Awaiting start date for CP and walking path replacements; Board suggested that we get a tentative starting date in writing when signing all contracts.

36 DC front porch slab sunk – no date scheduled yet

Several quotes from Trimline from walk around; Board to discuss quotes, approval all except 177 CL

Homeowner's Concerns

- a. Homeowner complained about street parking on DC; spoke with unit owner who will correct with tenant.
- b. Greenlight left mess behind many units on CL; Greenlight will be back to add additional soil and seed.
- c. Several homeowners questioning if/when diseased trees will be replaced that were removed. Waiting on costs for projects already decided for 2024; may be next year.

Variances

55 CP – concrete patio – approved 4/11/24

66 CL – window replacement – approved 4/15/24

98 DC – window replacement – approved 4/15/24

82 DC – window replacement – approved 4/30/24

37 CL – sliding glass door & windows – approved 3/21/24

Meeting adjourned 5:27 pm