

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

August 22, 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 4:35 pm

Meeting Minutes

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

Financial Report – Month ending July 2024

Total Operating Income \$57,663; \$554 more than budget

Assessment Collections for July were \$325 less than budget

Assessment Collections year to date: \$1,045 more than budget

Total Monthly Operating expenses: \$44,379 which was \$7,884 less than budget

Delinquent Accounts (17) totaling \$6,922

Unfavorable expense variances greater than \$100: trash removal

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

Maintaining existing allocations to reserve account as per prior fiscal year

Reserve expenditures in July 2024: None. Total reserve expenditures in 2024 total \$81,672.24.

On year-to-date basis, net income from operations is \$25,166, which is \$11,464 better than budget.

Delinquencies

All accounts will continue to receive statements

Old/New Business

177 CL – Trimline to do turf repair behind unit – to be completed beginning of September

Approved Trimline bid for trimming cottonwood & maple trees at 28 DC; tree removal at 37 CL pending further discussion

Moth treatment of shrubs completed

New tennis court net should arrive next week and will be placed in storage since season is almost over

Fence by shed to be power washed

Spectrum to be contacted regarding open utility box

68 CL – took Christmas lights down; moved out

Large tree limb down on first berm as you enter CL circle; RPG to check

Annual Meeting date discussed for end of October

Homeowner's Concerns

- a. HO refusing to pay fines for leaving trash can outside; blaming Suburban for not taking bags causing dirty tote

Variances

22 CL – Furnace Vent – approved 8/15/24

152 DC – Dumpster – approved 8/15/24

92 CL – Deck replacement – pending

142 CL – replace garage door – approved 8/22/24

156 CL – replace windows – approved 8/22/24

158 CL – replace windows – approved 8/22/24

Meeting adjourned 5:10 pm