

DEVONSHIRE HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

July 10, 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 4:29 pm

Meeting Minutes

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

Financial Report – Month ending June 2024

Total Operating Income \$59,127; \$2,008 more than budget

Assessment Collections for May were \$455 less than budget

Assessment Collections year to date: \$1,370 more than budget

Total Monthly Operating expenses: \$40,140 which was \$14,623 less than budget

Delinquent Accounts (19) totaling \$6,437

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

Favorable expense variances greater than \$100: 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 June 2024: \$72,104.89 (removal of black knot affected trees down payment for porch painting, paving of Camberly Place and walking path, and stoop replacement on Devonshire Circle). Total reserve expenditures in 2024 total \$81,672.24.

On year-to-date basis, net income from operations is \$32,196, which is \$3,035 better than budget.

Questions regarding payroll expenses – need to meet with Bob again regarding revamping procedure on work orders/payroll so as to understand payroll expenses and 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

Walking path has been paved.

36-38 DC stoop – work completed

Porch painting completed 7/19; inspection scheduled for week of 7/22

Tree/shrub trimming: 3x's per season with 1st completed by 7/4/24

Greenlight to return week of 7/22 to repair lawns on Courtshire

Gazebo has been removed

28 DC – Trimline to trim cottonwood and maple trees

Dead tree which is a hazard to be removed by 37 CL

97 CL – Homeowner wants leaning juniper to be removed and doesn't want a replacement

16 DC – trim tree in front – overhanging onto garage

Boxwoods to be treated by Trimline for moths

177 CL – unanimous approval for Trimline to do turf repair behind unit

Julie will check on status regarding order for new tennis court net

Homeowner's Concerns

- a. 70 CL – Trimline damages to plants
- b. Complaints about the shrub trimming. Andrew at Trimline "All lilacs and spirea were pruned. They were overgrown and could not wait until next visit. Discussed with Mike and both agreed." Weather played a large part with this issue – rain, humidity, etc.

Variations

88 DC – Paint garage door – approved 7/22/24

Meeting adjourned 5:38 pm