

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

September 17, 2024

Attendees: Julie McDonald, RPG Property Manager

Robert Marvin, RPG President

Sue Kleeh, Board President

Lesanne Pfuntner, Treasurer

Jody DeLucia, Secretary

Meeting called to order by Sue at 4:30 pm

Meeting Minutes

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

Financial Report – Month ending August 2024

Total Operating Income \$57,427; 309 more than budget

Assessment Collections for August were \$624 less than budget

Assessment Collections year to date: \$421 more than budget

Total Monthly Operating expenses: \$42,597 which was \$9,674 less than budget

Delinquent Accounts (19) totaling \$7,316

Unfavorable expense budget variances greater than \$100: trash removal

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

Maintaining existing allocations to reserve account as per prior fiscal year

Lengthy discussion regarding what expenditures should be reserve and not operating expenditures

Reserve expenditures in August 2024: Certa Pro – final installment - \$7,655.88. Total reserve expenditures in 2024 total \$89,328.12.

On year-to-date basis, net income from operations is \$19,682, which is \$21,446 better than budget.

Discussion regarding moving reserve money to a 9 or 10 month CD to obtain higher interest rate. Lesanne made motion to remove \$150,000 from reserve account to a CD with higher interest rate, Jody seconded; motion carried.

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 and tree removal at 37 CL (no stump grinding to be done)

Tennis court net has been placed in storage

Fence by shed to be power washed - done

Annual Meeting date: Julie to check availability at Harris Whalen for either October 29 or 30; all board members will run

Gutter cleaning – RPG obtaining bids

178 CL – Second letter to go out to HO regarding removal of items on privacy fence

116 CL – check with Star Rooter for their report

Discussion regarding replacing privacy fences over time – prefab or build

Snow removal -Town & Country; Bob to have conversation with Town & Country regarding equipment used

Homeowner's Concerns

- a. HO requested attendance to address various concerns emailed prior to meeting – HO did not show up

Variances

122 CL –Garage door – approved 8/23/24

92 CL – Deck modifications – denied 8/26/24

166 CL – Garage door – approved 9/3/24

31 CL – Garage door – approved 9/9/24

Meeting adjourned 5:35 pm