

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

December 11, 2024

Attendees: Julie McDonald, RPG Property Manager
Sue Kleeh, Board President
Lourdes Lerch, Treasurer (absent)
Jody DeLucia, Secretary

Meeting called to order by Sue at 4:46 pm

Meeting Minutes

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

Financial Report – Month ending November 2024

Total Operating Income \$57,347; \$228 more than budget

Assessment Collections for November were \$320 less than budget

Assessment Collections year to date: \$1,399 more than budget

Total Monthly Operating expenses: \$30,787 which was \$8,868 more than budget

Delinquent Accounts (14) totaling \$6,438

Unfavorable expense budget variances greater than \$100: trash removal, payroll expense-maintenance, repairs and maintenance, fertilization contract and other administrative

Favorable expense budget variances greater than \$100: legal and professional

Maintaining existing allocations to reserve account as per prior fiscal year

Reserve expenditures in November 2024: None. Total reserve expenditures in 2024 total \$93,756.12.

On year-to-date basis, net income from operations is \$14,860, which is \$14,860 better than budget.

Received and reviewed work order sheets for November, which included work orders from other Associations. Asked Julie to check with Bob to see about receiving time sheets only for Devonshire.

Delinquencies

All accounts will continue to receive statements

Old/New Business

55 CP bricks on chimney; Chimney caulked from roof to ground; will check in Spring. Homeowner will have someone come over to inspect gas fireplace and let RPG know if there are any issues.

125 CL Sliding Glass Door installed by Rochester Colonial; per Code Enforcement Officer – not to code.

Needed additional treatment by Trimline for moth infestation.

Variances not filed and wrong color doors/windows installed. All those homeowners not in compliance, letters to go out regarding correct color for doors/windows, either to be painted and/or wrapped. Julie to change letter to attorney prior to or at closing which would indicate what fines were for so all parties are aware they are not in compliance with rules and regulations. To be discussed further at January meeting.

Neighbor harassment issues on other neighbors to be addressed.

Newsletter to be done some time after the holidays.

Homeowner's Concerns

- a. 175 CL – complaint about gutter cleaning
- b. Complaint about numerous bird feeders/wind chimes in tree

Variances

16 DC - Sliding Glass Door - approved 11/19/24

116 CL – Windows – approved 11/22/24

68 CL – Basement Windows Replace – approved 11/25/24

Meeting adjourned 5:25 pm