

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

November 19, 2024

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

Meeting called to order by Sue at 4:25 pm

Meeting Minutes

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

Financial Report – Month ending October 2024

Total Operating Income \$58,675; \$1,557 more than budget

Assessment Collections for October were \$964 more than budget

Assessment Collections year to date: \$1,719 more than budget

Total Monthly Operating expenses: \$42,722 which was \$4,603 more than budget

Delinquent Accounts (13) totaling \$6,128

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

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

Maintaining existing allocations to reserve account as per prior fiscal year

Reserve expenditures in October 2024: Trimline – tree pruning and removal - \$1,269 Total reserve expenditures in 2024 total \$93,756.12.

On year-to-date basis, net income from operations is \$8,614, which is \$23,499 better than budget.

Questioned high cost for RPG payroll; questioned Julie about work order sheet for October regarding what seemed to be possible double charge which we previously had questioned Bob about; Julie to look into what was actually done.

Julie to check with Bob regarding board having access to time sheets on DHA work orders

Delinquencies

All accounts will continue to receive statements

Old/New Business

Board continues to work with Bob on updating/revising the new contract which takes effect December 1st for another three year period.

56/58 CL mailbox post broken by Trimline; has been repaired at Trimline's expense.

116 CL mailbox box post broken; has been replaced with the extra post which was leftover from the original purchase and was stored in the shed.

55 CP bricks on chimney; maintenance supervisor looking for mason to see what has to be done, whether recalked or replaced. Will see if needs to be repaired this year or if it can wait to next spring.

Snow plow contractor to install stakes beginning on or about Friday, November 22, 2024, weather permitting.

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.

Gutter cleaning to be done before December 9th.

117 CL – car on blocks in driveway; letter to be sent to homeowner.

December meeting is tentative.

Homeowner's Concerns

- a. Complaint about holiday decor up too early.

Variances

35 CL – Power washing – approved 10/18/24

139 CL – Garage door – approved 11/5/24

35 CL – Sliding glass door – approved 11/18/24

Meeting adjourned 5:20 pm