

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

October 17, 2024

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

Meeting called to order by Sue at 4:36 pm

Meeting Minutes

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

Financial Report – Month ending September 2024

Total Operating Income \$58,693; \$1,575 more than budget

Assessment Collections for September were \$334 more than budget

Assessment Collections year to date: \$775 more than budget

Total Monthly Operating expenses: \$45,086 which was \$3,525 less than budget

Delinquent Accounts (17) totaling \$7,017

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

Favorable expense budget variances greater than \$100: repairs and maintenance, landscaping contract, other landscaping, legal and professional, and real estate taxes

Maintaining existing allocations to reserve account as per prior fiscal year

Reserve expenditures in September 2024: Trimline – backyard restoration work - \$3,159. Total reserve expenditures in 2024 total \$92,487.12.

On year-to-date basis, net income from operations is \$12,975, which is \$26,545 better than budget.

9 month CD in the amount of \$150,000 (from reserve account) opened.

Delinquencies

All accounts will continue to receive statements

Old/New Business

Lesanne resigned from Board on September 18, 2024.

Lourdes was appointed to the Board on October 7, 2024.

Jody made motion to approve bid from KV for gutter cleaning, Sue seconded, motion carried.

Trimline to trim cottonwood & maple trees at 28 DC and remove tree at 37 CL next week.

Annual Meeting date scheduled for October 29th at 6:00 pm at Harris Whalen Lodge.

Discussion regarding budget review – 1st draft submitted by RPG; Jody made motion to approve raising HOA fee to \$250/month and approve 2024-2025 budget as written, Lourdes seconded, motion carried.

Sue inquired about having a meeting with Bob to update our contract coming up in December 2024 for

Updated reserve ledger requested for review prior to annual meeting.

Homeowner's Concerns

- a. 171 CL tree in back touching roof-needs trimming – to be added to Trimline list.
- b. 178 CL items attached to fence – Julie to reply to email; board to decide later on how to proceed.
- c. 55 CP bricks chipping off chimney – RPG to check

Variations

92 CL – Remove deck – approved 9/18/24

139 CL – Dumpster – approved 9/24/24

152 CL – Greenlight box – approved 9/24/24

35 CL – Deck replacement – approved 10/14/24

Meeting adjourned 5:44 pm