

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

January 8, 2025

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

Meeting called to order by Sue at 4:30 pm

Meeting Minutes

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

Financial Report – Month ending December 2024

Total Operating Income \$60,415; \$261 more than budget

Assessment Collections for December were \$62 less than budget

Assessment Collections year to date: \$62 less than budget

Total Monthly Operating expenses: \$22,923 which was \$667 more than budget

Delinquent Accounts (50) totaling \$6,746; this was mainly due to homeowners not including the increase in the monthly assessment fee.

Unfavorable expense budget variances greater than \$100: maintenance supplies, fertilization contract and legal and professional

Favorable expense budget variances greater than \$100: payroll expense and maintenance, trash removal and repairs and maintenance

Maintaining existing allocations to reserve account as per prior fiscal year

Reserve expenditures in December 2024: None. Total reserve expenditures in 2024 total \$93,756.12. Total reserve expenditures for fiscal year in 2025 is zero.

On year-to-date basis, net income from operations is \$17,996, which is \$406 worse than budget.

Question regarding miscellaneous income (\$949.63); Julie checked and it was for mailbox reimbursement from Trimline (\$680.63) and the balance for assessments.

Delinquencies

All accounts will continue to receive statements

Old/New Business

55 CP chimney bricks on chimney – Four Winds to inspect 1/16/25 and report back to RPG

Work Orders: Working with Yardi to bill for work orders; they have provided some information, but RPG is waiting on additional info for entering the data; meeting scheduled for tomorrow regarding having more detailed information.

125 CL Sliding Glass Door installed by Rochester Colonial; issue with regarding wrong trim and contractor needs to correct.

Newsletter and/or notice to homeowners about trim/door/storm doors/windows and actions for those that are incorrect – Board in process of preparing letter.

Insurance Policy renewal: will discuss after reviewing policy.

Homeowner's Concerns

- a. 66 DC – another flag on garage; sent letter and fine
- b. 130 CL – causing noise nuisance and filming potential buyers of neighboring unit; fined for behavior
- c. 130 CL – put trash out early and disrespected B.P.; sent letter and fined for trash being out early for second day

Variances

139 CL – Storm door, approved 12/30/24

Meeting adjourned 5:25 pm