

**DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

**February 12, 2025**

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

Meeting called to order by Sue at 4:31 pm

Meeting Minutes

January 2025 Meeting Minutes Approval: Jody made motion to approve minutes, Lourdes seconded. Motion carried.

**Financial Report – Month ending January 2025**

Total Operating Income \$59,186; \$967 less than budget

Assessment Collections for January were \$456 less than budget

Assessment Collections year to date: \$518 less than budget

Total Monthly Operating expenses: \$25,708 which was \$239 more than budget

Questions regarding Balance Sheet; to be revised

Delinquent Accounts (35) totaling \$7,297; this was mainly due to homeowners not including the increase in the monthly assessment fee. Homeowners sent ledger with notation regarding the increase adjustment. Discussions regarding other delinquent homeowners.

Unfavorable expense budget variances greater than \$100: insurance

Favorable expense budget variances greater than \$100: payroll expense-maintenance, trash removal, maintenance supplies, repairs and maintenance, legal and professional, accounting fees, other administrative and real estate taxes

Maintaining existing allocations to reserve account as per prior fiscal year

Reserve expenditures in January 2025: None. Total reserve expenditures for fiscal year in 2025 is zero.

On year-to-date basis, net income from operations is \$13,983, which is \$1,206 worse than budget.

**Delinquencies**

All accounts will continue to receive statements

## **Old/New Business**

Letters sent to all HO's with Christmas décor still up to remove the decorations.

Discussion regarding opening another CD; motion to open CD for \$150,000 made by Jody, Lourdes seconded, and Sue agreed as well.

55 CP chimney bricks on chimney – Four Winds to inspect 1/16/25 and evaluation report provided to BOD with no price. Will have to get quote from Four Winds and others and when it should be done.

Work Orders: Working with Yardi to bill for work orders; call scheduled to continue putting program into place and do pilot test.

125 CL Sliding Glass Door/patio trim installed by Rochester Colonial; Bob Marvin and Julie looked at trim; contractor's mistake and they need to repair. Bob reached out to his contact at Rochester Colonial.

Tree fell behind 166-168 CL in the tree line; many trees will probably have to be either trimmed or removed in our area; will check during Spring walk around.

## **Homeowner's Concerns**

- a. DC – complaint about flag; homeowner took flag down
- b. 130 CL – additional complaints about loud noise and behavior issues
- c. 68 CL – trash in creek

## **Variances**

155 CL – Replace garage weather stripping and trim; approved 1/15/25

Meeting adjourned 5:12 pm