

**DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

**March 12, 2025**

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

Meeting called to order by Sue at 4:25 pm

Meeting Minutes

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

**Financial Report – Month ending February 2025**

Total Operating Income \$58,992; \$1,161 less than budget

Assessment Collections for February were \$440 less than budget

Assessment Collections year to date: \$958 less than budget

Total Monthly Operating expenses: \$42,954 which was \$6,614 more than budget

Delinquent Accounts (34) totaling \$8,047

Unfavorable expense budget variances greater than \$100: Other administrative

Favorable expense budget variances greater than \$100: payroll expense-maintenance, trash removal, repairs and maintenance, legal and professional, insurance, state and federal income taxes

Maintaining existing allocations to reserve account as per prior fiscal year

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

On year-to-date basis, net income from operations is \$28,520, which is \$3,839 better than budget.

**Delinquencies**

All accounts will continue to receive statements

**Old/New Business**

55 CP – discussed Four Winds quote (\$3,843.01) to repair bricks on chimney; since there is no immediate issue in waiting to complete this repair, we will wait till Spring walk around to see if any other brick/chimney issues need to be addressed.

Work Orders: Working with Yardi to bill for work orders. Ongoing, waiting for app and desk top version to test; hoping to be ready in one or two months.

155 CL – tree leaning in wooded area; reviewed quotes from Trimline. Will wait to Spring walk around to see what other trees which may have to be trimmed/cut down to obtain a better price

Trimline contract – check contract re pickup of debris on lawn and remind Trimline of same; see if they can trim earlier in Spring, weather permitting and for them not to trim the boxwoods.

Postcard to be sent to homeowners not in compliance with Rules & Regulations regarding storm doors/windows to remind them they have until July 1, 2025 to comply or a monthly fine will be given until corrected.

### **Homeowner's Concerns**

- a. Complaint about mess between 29-31 CL
- b. Vehicles parked on Devonshire Circle. Owner had guests; was removed
- c. Complaint main sidewalks not shoveled. Need to contact Town of Penfield.
- d. HO's compliment snow removal company for good job

### **Variations**

158 CL – Sliding glass door – approved 2/19/25

102 CL – Dumpster – approved 3/5/25

25 CL – Deck gazebo – approved 3/10/25

128 CL – Change paint door color and install grab bar on front porch – waiting for more information regarding grab bar

Meeting adjourned 5:46 pm