

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

April 9, 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

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

Financial Report – Month ending March 2025

Total Operating Income \$60,024; \$130 less than budget

Assessment Collections for March were \$556 more than budget

Assessment Collections year to date: \$402 less than budget

Total Monthly Operating expenses: \$30,076 which was \$272 worse than budget

Delinquent Accounts (25) totaling \$7,721

Unfavorable expense budget variances greater than \$100: payroll expense-maintenance, accounting fees, insurance and federal income taxes

Favorable expense budget variances greater than \$100: trash removal, repairs and maintenance, legal and professional, maintenance supplies, snow removal and other administrative

Maintaining existing allocations to reserve account as per prior fiscal year

Reserve expenditures in March 2025: \$125 – R. Marvin for 88 CL permit. Total reserve expenditures for fiscal year in 2025 is \$125.

On year-to-date basis, net income from operations is \$38,972, which is \$3,981 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, need to obtain licenses, waiting for response.

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.

Called all homeowners that we had contact numbers for to update their monthly HOA payment amount.

Trimline to be instructed not to trim boxwoods this year since most of them are very small.

Will check for next year with Bartlett for trimming and pruning for next year.

CertaPro bid for painting porches on Camberly approved; Sue made motion, Jody seconded; motion approved. Any porch rot will be repaired and billed separately.

Walk around scheduled for April 25th and April 28th for repairs and trees (trimming and/or removal).

167 CL tree fell down in wooded area and 160 CL limb hanging caught in tree; will check on walk around.

Homeowner's Concerns

- a. 125 CL broken window well cover – HOA is not responsible for replacement
- b. Trash at 130 CL always outside or garage door up with trash inside
- c. HO looking into neighbors windows; told them to contact police.
- d. HO feeding bread to wildlife – notified to discontinue.
- e. 167 CL end of unit needs to be power washed; add to walk around list.

Variances

128 CL – Grab Bar – on hold until contractor insurance provided; door color approved.

123 CL – Wrap windows – approved 3/25/25

Meeting adjourned 5:32 pm