

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

May 28, 2025

Attendees: Julie McDonald, RPG Property Manager

Sue Kleeh, Board President

Lourdes Lerch, Treasurer

Jody DeLucia, Secretary

Meeting called to order by Sue at 4:06 pm

Meeting Minutes

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

Financial Report – Month ending April 2025

Total Operating Income \$58,628; \$1,526 less than budget

Assessment Collections for April were \$765 less than budget

Assessment Collections year to date: \$1,167 less than budget

Total Monthly Operating expenses: \$32,725 which was \$8,639 worse than budget

Delinquent Accounts (23) totaling \$8,976

Unfavorable expense budget variances greater than \$100: payroll expense-maintenance, other landscaping, snow removal and federal income taxes

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

Maintaining existing allocations to reserve account as per prior fiscal year

Reserve expenditures in April 2025: \$2,798 for deposit for Camberly Place porch painting. Total reserve expenditures for fiscal year in 2025 is \$2,923

On year-to-date basis, net income from operations is \$45,379, which is \$6,184 worse than budget.

Delinquencies

All accounts will continue to receive statements

Old/New Business

55 CP chimney bricks – approved Four Winds quote to proceed with repair; RPG will contact homeowner

Work orders – RPG to begin billing for maintenance to coordinate with the calendar month (1st to 31st); still working with Yardi to get app going

Meeting to be scheduled with Bartlett, the Board and RPG to walk around and review quote from Bartlett regarding tree trimming and pruning; Board provided dates to Julie when available.

Julie provided Board with walk around list; discussed items that need to be taken care of

Julie to obtain quote from Service Pro to get price for moss removal noted on walk around list

CertaPro began porch painting on Camberly yesterday

RPG to obtain quotes for sealing Camberly

Homeowner's Concerns

- a. 176-178 shrubs – will look
- b. 37 CL – wants seeding around her end unit – will have Trimline check it out
- c. 109 CL – HO wants to meet with BOD to discuss account; will contact HO when Board is available to meet
- d. Complaint made about one homeowner harassing another; noted in the unit file
- e. HO feel in hole on side yard injuring ankle on 5/11; been a few weeks and going to doctor; waiting for results

Variances

27 CP – Deck repairs – approved 4/21/25

15 CL – A/C replacement – approved 4/23/25

2 DC – Trim arbs – approved 4/26/25

29 CP – Sliding glass door – approved 4/28/25

21 CL – Skylight replacement – approved 4/28/25

108 CL – Stain deck – approved 4/28/25

108 CL – Replace windows – approved 5/13/25

74 CL – Replace windows – approved 5/20/25

135 CL – Replace door, skylight and garage man door – approved 5/28/25

Meeting adjourned 5:08 pm