

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

July 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 3:00 pm

Meeting Minutes

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

Financial Report – Month ending June 2025

Total Operating Income \$60,369; \$215 more than budget

Assessment Collections for June were \$881 more than budget

Assessment Collections year to date: \$2,319 less than budget

Total Monthly Operating expenses: \$57,982 was \$3,313 better than budget

Delinquent Accounts (24) totaling \$10,902

Unfavorable expense budget variances greater than \$100: payroll expense-maintenance, other landscaping, other administrative and insurance

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

Maintaining existing allocations to reserve account as per prior fiscal year

Reserve expenditures in June 2025: Certo Pro Painters - \$3,148.50 - Camberley porch painting. Total reserve expenditures for fiscal year in 2025 is \$6,071.50

On year-to-date basis, net income from operations is \$27,597, which is \$3,049 better than budget.

Delinquencies

All accounts will continue to receive statements

Old/New Business

Met with Barrett regarding trees in their list; waiting for estimate of new updated list.

Service Pro power washing to start week of 7/14/25.

Approved bid from College Bound for seal coating Camberley Place.

Approved bid from CertaPro to paint front lamp posts only; RPG to get start date.

Reviewed Trimline's estimates for numerous landscaping repairs/replacements; approved removal of all Junipers and replace with Japanese Holly; went through estimate list to indicate what is okay to do, some put on hold, and some were no.

Question regarding if new homeowners receive copy of Rules and Regulations; Julie advised that when RPG sees the deed has been recorded, the Welcome Packet is mailed to the new homeowner which includes the Rules and Regulations.

Brought to our attention from former homeowner about a charge for Statement of Common Charges which is requested by closing attorneys from management company which includes ledger, provide insurance information, right of first refusal, sometimes are asked to provide budget and financials.

Homeowner's Concerns

- a. Complaint about 147 CL setting off fireworks near units.
- b. Complaint about 147 CL allowing 2 dogs to roam free in back area.
- c. 129 CL concern about landscaping stones extended past fence.

Variances

48 CL – Window AC – denied 6/19/25

35 CL – Two dogs – approved 6/12/25

104 DC – Windows – approved 6/30/25

124 CL – Patio Door – approved 7/7/25

154 CL – Storm Door – approved 7/7/25

Meeting adjourned 4:02 pm