

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

August 13, 2025

Attendees: Julie McDonald, RPG Property Manager

Sue Kleeh, Board President

Lourdes Lerch, Treasurer

Jody DeLucia, Secretary

Meeting called to order by Sue at 3:11 pm

Meeting Minutes

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

Financial Report – Month ending July 2025

Total Operating Income \$66,038; \$5,885 more than budget

Assessment Collections for July were \$951 more than budget

Assessment Collections year to date: \$1,368 less than budget

Total Monthly Operating expenses: \$53,835 was \$834 less than budget

Delinquent Accounts (24) totaling \$10,345

Unfavorable expense budget variances greater than \$100: payroll expense-maintenance, repairs and maintenance, fertilization contract and legal and professional

Favorable expense budget variances greater than \$100: trash removal, maintenance supplies, other landscaping, other administrative and insurance

Maintaining existing allocations to reserve account as per prior fiscal year

Reserve expenditures in July 2025: None. Total reserve expenditures for fiscal year in 2025 is \$6,071.50

On year-to-date basis, net income from operations is \$20,304, which is \$3,669 better than budget.

Delinquencies

All accounts will continue to receive statements

Old/New Business

Julie to check walk around list regarding the power washing that was to be done by RPG.

Seal coating of Camberley Place has been completed.

Lengthy discussion and review of numerous Trimline estimates to approve, hold or not do.

Another shanty built in overgrown tree area by Crown Oaks area; obtain posted signs for that area.

Question regarding work order issues; lengthy discussion with Bob Marvin (who arrived later); he was to check and report back to the Board.

The Board of Directors nor RPG has ever granted permission for any contractors to solicit on the property. Check regarding obtaining no solicitation signs for our area.

Bartlett bid approved to remove and prune trees for \$26,676.

CertaPro bid approved to paint front light posts for \$10,640. Notice will be mailed to HOs to remove vines and flowers around post lights.

RPG sent out bid RFP's for snow removal and landscaping.

Homeowner's Concerns

- a. 116 CL asked about replacement trees – one did not grow, and one had black knot and was removed.

Variances

145 CL – Garage Door – approved 8/12/25

96 DC – Paint Front Door – approved 8/7/25

96 DC – Remove Deck – approved 8/7/25

58 DC – Remove Satellite Dish – approved 7/31/25

108 CL – Window – approved 7/23/25

171 CL – Skylight – approved 7/17/25

34 DC – Sliding Glass Door – approved 7/11/25

Meeting adjourned 5:00 pm