

**DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

**September 10, 2025**

Attendees: Julie McDonald, RPG Property Manager

Sue Kleeh, Board President

Lourdes Lerch, Treasurer

Jody DeLucia, Secretary

Meeting called to order by Sue at 4:00 pm

Meeting Minutes

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

**Financial Report – Month ending August 2025**

Total Operating Income \$58,761; \$1,393 less than budget

Assessment Collections for August were \$352 less than budget

Assessment Collections year to date: \$1,720 less than budget

Total Monthly Operating expenses: \$50,793 was \$3,875 less than budget

Delinquent Accounts (20) totaling \$10,748

Unfavorable expense budget variances greater than \$100: fertilization contract, other landscaping, other administrative and federal income taxes

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

Maintaining existing allocations to reserve account as per prior fiscal year

Reserve expenditures in August 2025: \$4,590 – College Bound Sealers: seal coat Camberley Place. Total reserve expenditures for fiscal year in 2025 is \$10,661.50

On year-to-date basis, net income from operations is \$8,776, which is \$6,152 better than budget.

**Delinquencies**

All accounts will continue to receive statements

**Old/New Business**

Bartlett completed tree removal and trimming on property.

CertaPro will provide dates for post light painting next week; once date has been received, all homeowners will be advised via email. Post card previously sent to homeowners on 8/21/25 to remove plants and/or any decor on posts.

Reviewed snow removal bid; waiting for additional bids.

Obtain date from Trimline regarding tree/shrub removal.

Tentative date for annual meeting is October 22, 2025, pending availability of location.

Obtain and install three No Soliciting signs and posts (at Devonshire and Willow Pond, Devonshire and Courtshire, and Courtshire and New Wickham).

### **Homeowner's Concerns**

- a. Parking Concerns

### **Variances**

None

Meeting adjourned 4:48 pm