

**DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

**November 12, 2025**

Attendees: Julie McDonald, RPG Property Manager

Sue Kleeh, Board President

Lourdes Lerch, Treasurer

Jody DeLucia, Secretary

Meeting called to order by Sue at 3:19 pm

**Meeting Minutes**

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

**Financial Report – Month ending October 2025**

Total Operating Income \$60,924; \$770 more than budget

Assessment Collections for October were \$354 more than budget

Assessment Collections year to date: \$456 less than budget

Total Monthly Operating expenses: \$28,968 was \$11,834 less than budget

Delinquent Accounts (17) totaling \$9,095

Unfavorable expense budget variances greater than \$100: fertilization contract, maintenance supplies, payroll expenses – maintenance, other administrative and other landscaping

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

Maintaining existing allocations to reserve account as per prior fiscal year

Reserve expenditures in October 2025: \$11,686 – CertaPro: post light painting. Total reserve expenditures for fiscal year in 2025 is \$49,023.50

On year-to-date basis, net income from operations is \$6,505, which is \$18,188 better than budget.

**Delinquencies**

All accounts will continue to receive statements

**Old/New Business**

Budget approved on 10/28/25

Annual Meeting – 60 ballots/proxies. No quorum

Approved Town & Country snow removal agreement for 2025/2026 and 2026/2027 winter seasons.

Julie to check with Bill on numerous work orders regarding tennis net storage and work on cleaning shed.

CertaPro completed post light painting.

Response from Attorney LaForte – no progress on sidewalk snow removal situation. Hopefully, new Town Supervisor will be more cooperative

December meeting tentatively scheduled.

### **Homeowner's Concerns**

- a. 92 CL parking on common area by curve of CL. Homeowner has to end of month to do back yard clean up and remove tree
- b. 158 CL concern regarding leaf pickup and gutter cleaning

### **Variances**

27 CL – Repair Deck Steps – approved 10/8/25

7 CP – Window Replacement – approved 10/28/5

Meeting adjourned 3:52 pm