

**DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

**December 10, 2025**

Attendees: Julie McDonald, RPG Property Manager

Robert Marvin, RPG President

Sue Kleeh, Board President

Lourdes Lerch, Treasurer (absent)

Jody DeLucia, Secretary

Meeting called to order by Sue at 3:13 pm

Meeting Minutes

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

**Financial Report – Month ending November 2025**

Total Operating Income \$64,455; \$4,301 more than budget

Assessment Collections for November were \$1,269 less than budget

Assessment Collections year to date: \$1,725 less than budget

Total Monthly Operating expenses: \$35,289 was \$5,962 more than budget

Delinquent Accounts (20) totaling \$10,425

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

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

Maintaining existing allocations to reserve account as per prior fiscal year

Reserve expenditures in November 2025: \$24,651 – Trimline: replacement of all Juniper shrubs and other items. Total reserve expenditures for fiscal year in 2025 is \$73,674.50

On year-to-date basis, net income from operations is \$16,528, which is \$16,528 better than budget.

**Delinquencies**

All accounts will continue to receive statements

**Old/New Business**

Discussion regarding the lengthy delinquency of Homeowner and review of attempts to work with Homeowner to no avail; Homeowner is in breach of Declaration, will notify Homeowner by letter to make some kind of payment arrangement by April or legal action will be taken.

Lengthy heated discussion with Bob and Julie regarding payroll issues; the Board cannot balance payroll expenses with time sheets. This has been an ongoing concern of the Board for months. Advised that two employees of RPG are paid at a higher rate. RPG increased the hourly rate a few months into the 2025 year without giving the Board any notice. Requested that in the future the Board be advised of any increases. RPG to institute change in the track order forms which hopefully will aid in figuring out payroll charges.

### **Homeowner's Concerns**

- a. None

### **Variations**

108 CL – Replace Window – approved 11/18/25

Meeting adjourned 4:12 pm