

**DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

**January 14, 2026**

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

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

**Financial Report – Month ending December 2025**

Total Operating Income \$58,555; \$2,079 less than budget

Assessment Collections for December were \$1,634 less than budget

Assessment Collections year to date: \$1,634 less than budget

Total Monthly Operating expenses: \$54,086 which was \$31,630 more than budget

Delinquent Accounts (21) totaling \$12,510

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

Favorable expense budget variances greater than \$100: trash removal and other administrative

Maintaining existing allocations to reserve account as per prior fiscal year

Reserve expenditures in December 2025: None. Total reserve expenditures for fiscal year in 2025 total \$73,674.50 (end of our fiscal year is the month of November).

On year-to-date basis, net income from operations is negative \$12,601, which is \$33,709 less than budget.

Received and reviewed work order sheets for November, which included work orders from other Associations. Asked Julie to check with Bob to see about receiving time sheets only for Devonshire.

**Delinquencies**

All accounts will continue to receive statements

## **Old/New Business**

Workers not writing addresses down on time sheets; Julie said she had just gotten to Bill after the holidays regarding that so we will see this on next round. Sue mentioned that we discussed this at our last meeting; Julie said because of vacations and holidays, she was unable to connect with Bill. Sue stated that if the addresses are not indicated on the time sheets, we will not pay for it; Julie said she will bring this to Bob's attention.

Julie brought a sample of the triplicate work order sheets; we would get a copy of the actual work order and explained how it would be completed. We will still receive the time sheets to review as well.

Jody indicated that there were two work orders for her residence, which she did not call in and that no work had been done at her residence. Julie took info down; she was to check on this to see if the wrong address had been put down.

Because of so many trips to replace light bulbs and sensors on the pole lights and it is very costly; in the future these work orders will be done twice a month, on the 1<sup>st</sup> and 15<sup>th</sup> of each month. Sue also brought up the fact that since we spend so much money on light bulbs, sensors, travel to store to purchase sensors (mileage), that we should look into replacing them. A large portion of money goes to this each month. We will investigate this.

166 CL – cost to repair/replace sensor for light on back of unit, around \$700. This is a lot for one work order call.

Not to have Bruce come out unless it is something that is his specialty since he has a higher pay rate.

We signed the contract in January (2025) and then a few months later Bob increased payroll by 10% without notifying us. Julie said she did not know about the increase until Bob's email. For the record, when we signed the contract in January, then it was raised a couple months later. Okay the contract says he can raise it but then to throw on a 10% increase a few months after that and not even telling us, I think it is just a really crappy thing to do.

Concerns regarding all the recyclable trash being blown all around. Homeowners have been advised numerous times that fines will be issued if the recyclables are not contained.

## **Homeowner's Concerns**

- a. Complaint about deck at 94 CL – wait for Spring walkaround; will send reminder to straighten out deck
- b. 175 CL – putting items out for trash pickup on weekend; if this happens again, it's an automatic fine
- c. 92 CL – recyclable debris flying all around, letter will be sent

## **Variances**

None

Meeting adjourned 3:30 pm