

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

March 25, 2026

Attendees: Julie McDonald, RPG Property Manager
Sue Kleeh, Board President
Lourdes Lerch, Treasurer
Jody DeLucia, Secretary

Meeting called to order by Sue at 3:07 pm

Meeting Minutes

February 2026 Meeting Minutes Approval: Jody made motion to approve minutes as revised, Lourdes seconded. Motion carried.

Financial Report – Month ending February 2026

Total Operating Income \$57,474; \$3,159 less than budget

Assessment Collections for February were \$1,863 less than budget

Assessment Collections year to date: \$4,611 less than budget

Total Monthly Operating expenses: \$58,426 which was \$5,070 more than budget

Delinquent Accounts (25) totaling \$15,389

Unfavorable expense budget variances greater than \$100: payroll expense-maintenance, insurance, accounting fees and federal income taxes

Favorable expense budget variances greater than \$100: trash removal, maintenance supplies, repairs and maintenance, legal and professional, snow removal, other administrative and state income taxes

Maintaining existing allocations to reserve account as per prior fiscal year

Reserve expenditures in February 2026: None. Total reserve expenditures for fiscal year in 2026 total zero.

On a year-to-date basis, net income from operations is \$14,545, which is \$42,818 less than budget.

Delinquencies

All accounts will continue to receive statements. Lengthy discussion regarding the delinquencies, which are getting much larger. After the delinquency date, Julie will send everyone on list a memo regarding how much they owe.

Old/New Business

Time and attendance is finalized and set to commence on April 1st with maintenance personnel to have a training session on Friday, March 27th to teach how to complete forms.

Questions brought up regarding payroll. Light sensors and bulbs are supposed to be done twice a month. Julie confirmed. Time sheets show they were done on numerous dates in the past month. Also, two maintenance men did the same two places on February 12th. Showed Julie the time sheets and then informed Julie that the same two went to a residence to take a picture of a leak, which is fine, except you do not need two people to take a picture and charge the HOA a half hour each to do so. Julie will bring it up to maintenance. Julie did mention she caught a duplicate charge on payroll in the March, and it did not go through and did not charge the HOA, but that will be in March financials. Julie will check with Bill regarding one person for bulbs and sensors and only to go out on the 1st and 15th of the month.

Discussed alternatives as far as replacing light posts, and she will forward the info she has at present for another community but did say that it is quite expensive, but LEDs last longer. Possibly meeting with a contractor to discuss and see if it can be done or wait until next year.

Ice Damming: Two units are scheduled for painting this week, and others are scheduled for minor repairs. There is no additional leaking.

Broken mailbox post: Town & Country hit mailboxes when on site to clear fire hydrants. RPG maintenance to repair and cost will be deducted from Town & Country's final invoice.

The attorney reviewed the abstract and said it only provides easement to install. Does not detail maintenance responsibility. The Board will try to meet with Town Supervisor to discuss in the future.

Spring walk around to be scheduled in May; will discuss at next month's meeting.

Homeowner's Concerns

- a. Complaint 66 DC still putting bird seed on sidewalk and lawn which is drawing rodents and deer; fine levied.
- b. Complaint about one homeowner taking pictures of what they consider to be violations and sending to RPG. Homeowner is not a board member, and RPG will ask this person to cease and desist.
- c. Complaint regarding trash/recycling being placed out too early.
- d. 12 DC – wants to have the arborvitae trees removed in the back, which are against the privacy fence; the board agreed the trees will be removed with no replacement.
- e. 38 DC – when RG&E came for gas leak said privacy fence is up against the gas pipe and hard for them to fix; in the future contact RPG when RG&E is scheduled to repair and a maintenance person will be there to remove boards

Variations

None

Meeting adjourned 3:51 pm