

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

April 8, 2026

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

Meeting called to order by Sue at 3:11 pm

Meeting Minutes

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

Financial Report – Month ending March 2026

Total Operating Income \$59,117; \$1,517 less than budget

Assessment Collections for March were \$865 less than budget

Assessment Collections year to date: \$5,476 less than budget

Total Monthly Operating expenses: \$35,765 which was \$4,718 more than budget

Delinquent Accounts (24) totaling \$16,320

Unfavorable expense budget variances greater than \$100: payroll expense-maintenance, insurance and maintenance supplies

Favorable expense budget variances greater than \$100: trash removal, repairs and maintenance, legal and professional, and federal income taxes

Maintaining existing allocations to reserve account as per prior fiscal year

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

On a year-to-date basis, net income from operations is \$8,264, which is \$49,053 less than budget.

Delinquencies

All accounts will continue to receive statements.

Old/New Business

Work order process was delayed. Testing is being done before training to make sure module works.

12 DC – Trimline will schedule the removal of the arborvitae in back by privacy fence and no replacement to be provided.

Town & Country paid (\$1,355.18) for mailbox replacement which included temporary and permanent repairs and post.

Board will be reviewing fine procedure and will announce in Spring Newsletter.

Lengthy discussion regarding payroll and time sheets. Maintenance guys come out multiple times to replace bulbs and sensors. Julie said maintenance knows as she has advised them to come out on the 1st and 15th of the month for these repairs. Questioned why multiple people to replace same bulb; gave Julie Jody's notes showing this issue. Reviewed time sheets and amount of time charged for repair. Time sheets should be more specific as to exactly what is being done regarding light bulb replacement to account for time charged. Julie said next month she will bring their operations manager to explain. Julie to find out why 3 people did the same work order. She will talk to Bill and get back to us. She called Bill regarding why 3 people went to the same address to replace light bulbs. A charge back should be put through and taken off payroll. Julie also called payroll regarding this issue; she will go through the time sheets to see if DHA was credited for time and it being charged back to RPG so that we are only charged for one person, not three. Julie will also double check regarding time spent by two men to replace garage trim (one charged 3 hours, the other charged four hours). Asked if we could have on the two or three men always come to do maintenance repairs. Julie will ask.

Spring walk around tentatively scheduled for May 5th.

Homeowner's Concerns

a None since last meeting

Variations

None

Meeting adjourned 3:50 pm