

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

May 13, 2026

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

Meeting called to order by Sue at 3:05 pm

Meeting Minutes

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

Financial Report – Month ending April 2026

Total Operating Income \$61,081; \$448 less than budget

Assessment Collections for April were \$677 more than budget

Assessment Collections year to date: \$4,799 less than budget

Total Monthly Operating expenses: \$34,863 which was \$13,043 more than budget

Delinquent Accounts (19) totaling \$15,759

Unfavorable expense budget variances greater than \$100: payroll expense-maintenance, insurance, other landscaping and snow removal

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

Maintaining existing allocations to reserve account as per prior fiscal year

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

On a year-to-date basis, net income from operations is \$885, which is \$61,534 less than budget.

Delinquencies

All accounts will continue to receive statements.

Old/New Business

Time and attendance have been implemented on 5/11/26, which may take some time for employees to get familiar with the program.

Good to see payroll down a bit. Concern why it took 3 people to put up the tennis court net and why they charged about an hour each, when they were only there about 15 minutes. Julie to check why they sent 3 people and explained the new process and forms that are now being implemented. Again, two employees charged an hour each to change the same light bulb at 11 CP. Julie to talk to Bill about this.

Asked whether Julie knew when the mulching would be done; she did not.

Discussion regarding possible foreclosure action against Homeowner in the future because of delinquency.

Homeowner wants sidelight painted. Julie to check to see if 16 DC has a variance for sidelight; if so, it would have to be brown. Julie will send Homeowner an email.

Walk Around: Julie will finish probably next week and prepare list. Homeowner at 171 CL would like her driveway looked at regarding issue with snow plowing and in back with leaning tree. Julie will check.

Homeowner's Concerns

- a. HO parking on CAE lawn
- b. HO missing trash can
- c. HO concern with neighbor's cameras

Variances

76 DC – Remove plants for pets – denied 4/14/26

114 CL – Garage door replacement – approved 4/23/26

76 DC – Windows and patio door – approved 4/23/26

34 DC – Remove deed bush in CAE – approved 4/24/26

38 DC – Plant 4 plants in CAE – approved 4/24/26

58 CP – Upgrade A/C unit – approved 4/24/26

132 CL – Composite decking – approved 4/27/26

72 CL – Garage door replacement – approved 5/8/26

Meeting adjourned 3:40 pm