

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

June 10, 2026

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

Meeting called to order by Sue at 3:08 pm

Meeting Minutes

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

Financial Report – Month ending May 2026

Total Operating Income \$61,207; \$574 more than budget

Assessment Collections for May were \$1,315 less than budget

Assessment Collections year to date: \$6,114 less than budget

Total Monthly Operating expenses: \$46,149 which was \$5,688 less than budget

Delinquent Accounts (24) totaling \$17,440

Unfavorable expense budget variances greater than \$100: payroll expense-maintenance, legal and professional, and federal income taxes

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

Maintaining existing allocations to reserve account as per prior fiscal year

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

On a year-to-date basis, net income from operations is negative \$1,126, which is \$55,387 less than budget.

Delinquencies

All accounts will continue to receive statements.

Old/New Business

On financials, Sue mentioned that she did not see credit regarding tennis court net; Julie to check on that. Also, regarding two people to change light bulb at 11 CP; Julie will check on this as well.

Time and attendance have been implemented, but there are still some issues to be cleaned up, which may take some time for employees to get familiar with the program.

86 DC – ice damage issues and water leakage from last winter; contacted Sue and she called the office and spoke to someone who was going to check with Bill Marvin; sent to guys who came out and took pictures. They have water stains on their ceilings. Homeowners sent email about a month ago and no one answered their email. Now they want to replace sliding glass door and had someone come out; they said wood above it is warped and smells like mold. When Sue called the office Monday and was told they would send someone out yesterday or today. Julie said if it is the installation etc., the homeowner would be responsible. If it is not, the HOA would be responsible. Needs to be checked out.

171 CL – tree leaning back in wooded area, shown pictures. Approved Trimline to drop tree for \$920 and leave in wooded area.

66 CL questioning replacement of skylight. If HOA did roof repair/replace and damaged skylight, HOA would replace skylight. It is the Board's interpretation that skylights are not covered; Sue will respond to homeowner.

180 CL – cracks in basement wall. Who is responsible? Need to check to see if tree rooting issue is cause and also full review of Declaration and By-Laws. RPG does not have full documentation to review. Jody had bound book of DHA documentation and gave to Julie to copy. If the foundation issue is not caused by tree roots, may be HOA responsibility. Need to review the documentation.

Driveway sealing: Asked if we had any quotes for driveway sealing. Julie said she wanted to wait until she finished walking around before obtaining quotes.

Landscapers shaved off cap in yard; Julie said that is something RPG would take care of.

Asked landscapers to slow down while cutting lawns.

Discussion regarding delinquencies. If homeowners have financial issues, they can contact RPG and we can try and make some type of payment plan. There is one homeowner who has not paid anything in 18 months because they have objections to the fines placed on them.

Homeowner's Concerns

a 54 DC – grow vegetables on side of unit – Vegetable gardens are not permitted; plants may be grown in containers placed on deck. See Rules and Regulations for more details.

Variances

96 CL – Replace back steps – approved 6/3/26

132 CL – Composite decking installation – approved 6/4/26

Meeting adjourned 3:53 pm