

**DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

**July 7, 2026**

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

Meeting called to order by Sue at 3:01 pm

Meeting Minutes

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

**Financial Report – Month ending June 2026**

Total Operating Income \$60,061; \$572 less than budget

Assessment Collections for June were \$81 more than budget

Assessment Collections year to date: \$6,033 less than budget

Total Monthly Operating expenses: \$40,621 which was \$16,560 less than budget

Delinquent Accounts (25) totaling \$17,256. Three accounts totaling \$9,517 are at the attorney's office for collection.

Unfavorable expense budget variances greater than \$100: legal and professional, and other administrative

Favorable expense budget variances greater than \$100: payroll expense-maintenance, maintenance supplies, fertilization contract, trash removal, repairs and maintenance, other landscaping and insurance

Maintaining existing allocations to reserve account as per prior fiscal year

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

On a year-to-date basis, net income from operations is negative \$1,245, which is \$39,399 less than budget.

**Delinquencies**

All accounts will continue to receive statements.

## **Old/New Business**

On financials, Jody had questions regarding missing time sheets for three employees. Julie missed them and will forward.

Lengthy discussion regarding 109 CL's delinquency and homeowner is not making any effort to make payments and face possible foreclosure action. Homeowner has until end of July to bring account current. Julie to check with Bob to see how the foreclosure process works if the HOA decides to put in offer to buy.

86 DC – want to replace sliding glass door but installer said wood above it was all rotted and needs to be fixed before new door can be installed. Two guys came out in February to check and never did anything; two guys came out about a month ago after Sue brought it up, looked at it and never came back. Sue called Bill Marvin, who said he would go out and look at it and get back to Sue. Never got back to Sue. Needs to know what the issue is and must be checked.

68-70 DC Homeowner pulled out bushes and wants them to be replaced; HOA will not replace. Do not know if the bushes were HOA's or homeowners. Would need to see pictures of bushes.

Garbage tote at 162 or 164 CL is left out constantly; don't know who's tote it is. Both homeowners claim it is not theirs. Letters have been sent to both homeowners. Next time maintenance is out there, we will have them move it to shed.

Trimline's \$6,700 charge for cleanup took less time than expected; since it was already billed and paid, they will adjust by reducing bill for broken limb at 2 DC and other debris.

Julie to obtain bids for seal coating driveways and driveway replacements. Added to list the apron at 36 CL and repair divet at 158 CL. Depending on timing, this may have to wait till Spring. Julie to check to make sure the upper part of driveways are seal coated and not the replaced apron.

Julie to prepare a list of trees that need to be trimmed back or removed and to obtain multiple bids for review.

## **Homeowner's Concerns**

- a. 29 CL – complaints about weeds. Is homeowner having help to clean them up?
- b. 97 CL – concern about bush that is over 3' high. Homeowners want to keep it. Julie will call homeowner. It is in the Rules and Regulations that the limit is 3 feet.

## **Variances**

25 CP – Replace windows and sliding glass door – approved 6/22/26

170 CL – Replace garage door – approved 6/23/26

168 CL – Replace garage door – approved 6/29/26

Meeting adjourned 4:09 pm