

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

August 12, 2026

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

Meeting called to order by Sue at 4:50 pm

Meeting Minutes

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

Financial Report – Month ending July 2026

Total Operating Income \$60,588; \$45 less than budget

Assessment Collections for July were \$648 more than budget

Assessment Collections year to date: \$5,385 less than budget

Total Monthly Operating expenses: \$66,517 which was \$6,398 more than budget

Delinquent Accounts (22) totaling \$16,844.

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

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

Maintaining existing allocations to reserve account as per prior fiscal year

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

On a year-to-date basis, net income from operations is negative \$21,753, which is \$45,842 less than budget.

Question regarding “other administrative” charge for \$306. Julie to check to see what it was for.

Delinquencies

All accounts will continue to receive statements. Discussion regarding Homeowner’s delinquent account.

Old/New Business

86 DC – Bill checked unit and it is not wood rot, but the type of material (some type of black board) used when the unit was built. There is no rot around the sliding glass door. Julie will email Sue the name of the board to convey to Homeowners. Possibly, Bill should go down or call and talk to Homeowner.

Discussion regarding reimbursement to Homeowner for tree already purchased and approve variance.

Reviewed College Bound bid for driveway sealing and replacements. Waiting for two other bids to review. If work is to be done late in Fall, Julie will ask contractor if they will hold the bid and do in the Spring.

Tree trimming list; Board agreed to just go with Bartlett. When Julie checks walk around violation list to see if Homeowners have complied, she will also check on trees that need trimming or removal.

88 CL and 102 CL step problems: Bob and Mark to check regarding crumbling. One may be caused by dryer vent issue; the other could be railing issue.

9 DC – Homeowner cut down bamboo that was hanging over his deck; Julie to check where the property line is between Homeowner and house behind him. If on DHA property, will have bamboo dug out and removed back to property line. Possibility may be illegal bamboo. Julie to check to see if house owner can be held responsible.

Homeowner's Concerns

- a. 87 CL – Homeowner has gutter issues; RPG cleaned gutter along garage and bagged debris; left a door tag for Homeowner.
- b. Neighbor complaint about another neighbor cutting down tree limb with chainsaw. RPG called Homeowner and sent a letter to Homeowner to stop.

Variances

124 CL – Plant tree – approved 7/10/26

22 CL – Replace windows – approved 7/20/26

15 CL – Replace windows – approved 7/21/16

91 CL – Replace garage door – approved 7/29/26

158 CL – Plant tree – approved 08/12/26 with stipulations

37 DC – Replace windows – approved 8/10/26

Meeting adjourned 5:55 pm