

DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

September 9, 2026

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

Meeting called to order by Sue at 3:18 pm

Meeting Minutes

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

Financial Report – Month ending August 2026

Total Operating Income \$59,658; \$976 less than budget

Assessment Collections for August were \$66 more than budget

Assessment Collections year to date: \$5,319 less than budget

Total Monthly Operating expenses: \$53,494 which was \$6,625 less than budget

Delinquent Accounts (23) totaling \$16,740. There are three accounts at the attorneys for collection, and one account is in foreclosure,

Unfavorable expense budget variances greater than \$100: fertilization contract, insurance and federal income taxes

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

Maintaining existing allocations to reserve account as per prior fiscal year

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

On a year-to-date basis, net income from operations is negative \$32,659, which is \$40,192 less than budget.

Delinquencies

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

Old/New Business

Driveway sealing and replacements contracted with College Bound and will take place in Spring of 2027.

Waiting for Bartlett's recommendations for tree trim/removal.

Bob Marvin is working with contractors to repair crumbling cement at 2 high rise units, which are to be fixed at contractors' expense.

Trimline broke lamp post at 72 CL; RPG will repair and bill Trimline.

Resent violation letters to homeowners not in compliance.

Letters to be sent to homeowners on circle on Courtshire Lane to correct wrong color storm doors,
Board to meet next week to discuss Fall newsletter.

Encroaching bamboo on DC which appears on homeowners' property except small area by shed.
RPG to contact Town to see if illegal bamboo and then remove. Julie will meet with Trimline regarding this matter.

Homeowner at 46 CL wants bush and has 2 dead bushes; replace with something similar to other residences on Courtshire Lane.

86 DC – issue with sliding glass door and damage; reviewed pictures by RPG. The Board wants siding pulled back to check for additional damage and would like a second opinion by Highland Contractors to check out sliding glass door, upstairs window and siding. Asked Julie to contact Highland Contractors for this.

Tentative date for Annual Meeting – October 28th.

Julie to notify Town again about cleaning out the creek and by the bridge over the creek.

Board approved reimbursement for ink cartridges purchased by board members as long as receipt is provided to RPG.

Homeowner's Concerns

- a. 33 DC let us know that she has been in hospital for 2 weeks so was not able to bring in trash can. Wasn't ignoring it, just wasn't home to bring in. Should be home soon
- b. Complaint about Suburban and quality of work. Sent to Suburban and they will review with employees.
- c. HO complaint about another HO parking in grass. HO arranged with RPG to do so.
- d. HO complaint about another HO painting deck and inside of privacy fence red. Julie will check.

Variances

5 CL – Dryer vent replacement – approved 8/11/26

158 CL – Plant tree – approved 8/12/26

152 CL – Stain deck – approved 8/18/26

137 CL – Sliding glass door – approved 8/24/26

07 DC – Deck repairs – approved 8/25/26

Meeting adjourned 4:15 pm