DEVONSHIRE HOMEOWNERS ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

October 21, 2026

Attendees: Julie McDonald, RPG Property Manager

Sue Kleeh, Board President

Lourdes Lerch, Treasurer

Jody DeLucia, Secretary

Meeting called to order by Sue at 3:10 pm

Meeting Minutes

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

Financial Report – Month ending September 2026

Total Operating Income $60,663; $30 more than budget

Assessment Collections for September were $974 more than budget

Assessment Collections year to date: $4,345 less than budget

Total Monthly Operating expenses: $61,496 which was $6,287 more 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: payroll expense-maintenance, fertilization contract, insurance, legal and professional, other administrative and miscellaneous expense.

Favorable expense budget variances greater than $100: payroll, maintenance supplies, trash removal, repairs and maintenance, and other landscaping.

Maintaining existing allocations to reserve account as per prior fiscal year

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

On a year-to-date basis, net income from operations is negative $50,561, which is $46,449 less than budget.

Delinquencies

All accounts will continue to receive statements.

Old/New Business

Going forward with work on 86 DC and the regarding payroll, Julie explained that even though the work will appear on the time sheets, it will be computed differently and charged to the HOA pursuant to invoice.

Two high rise steps with crumbling cement: one repaired at contractor expense; the other may be a HOA expense. Work is to be done in the Spring.

Storm doors on CL: Julie will check to see who is scheduled for painting by RPG and for those who have not responded, she will do walk around before sending letters out to those homeowners.

109 CL Julie tried to call Homeowner, who did not answer; Julie left voicemail advising receipt of payment on 10/8/26. There is a hold on the foreclosure if the Homeowner keeps up with the payments to bring account current.

Bartlett will be coming back Thursday and return several times over the next few weeks to finish the list of trees.

98 DC – Tree roots causing driveway being raised; discussed what to do. Bartlett will cut root and barrier treatment regarding blocking root. Driveway repairs are to be done in Spring.

Reviewed bids for gutter cleaning; approved RPG's bid for gutter cleaning.

Money Market Account: Move some funds to a CD. Since we have a CD maturing in January, Board decided to wait a few months before deciding. Waiting to see what happens with 86 DC repairs, tree trimming, and driveways.

2026-2027 Budget: Reviewed the three drafts received from Julie. Sue made motion to approve 2026-2027 Budget (3rd draft), Jody seconded the motion.

Homeowner's Concerns

None

Variances

174 CL – Garage door keypad – approved 9/11/26

162 CL – Railing on back steps – approved 9/25/26

95 DC – Tree removal in backyard – approved 10/7/26

171 CL – Storm door replacement – approved 10/14/26

145 CL – Storm door replacement – approved 10/15/26

Meeting adjourned 3:45 pm