

Devonshire Downs HomeOwners Association

ANNUAL BOARD MEETING MINUTES

Friday, September 8, 2023

CALL TO ORDER - 4:00pm

ATTENDEES - Ron Andrus LaDeane Brown and Bryce Heer. 11 units were represented. Shelby Cardall (North HOA representative)

WELCOME

- Introduce board members and north hoa representative

FINANCIAL REPORT/BUDGET REVIEW

- Discussion on dues increase for January 1, 2024.
- Question on how much utilities have increased between last year and this year?
- Is it possible to share data about the cost of the water and the usage? Are there any graphs we can show the community to encourage conserving water? North will work on compiling this data.

BOARD GOALS FOR 2024

- Get financials in a better place
- Fix the main water shut off as needed
- Stucco repairs
- Reseal the Asphalt

2023 REVIEW

- Deck that collapsed on the back has been repaired and was submitted to insurance for payment.
- Gutters were cleaned in the spring

FINANCIAL REVIEW

- Review 2022 financials
- Discussion on dues paid, reserve funds and cost of water bill which is part of the HOA dues
- Discussion on dues increase for 2023. Board **approved** raising dues by the allowable limit for January 1,2024.
- There was a question about the large amount that the community was over in maintenance and repairs this year, also a large amount of additional income. These amounts were the cost of the deck that had to be replaced when it collapsed and then the funds from insurance that were deposited to cover the cost of the bills.

ITEMS OF DISCUSSION

- 355 has an issue with saplings in the backyard. They are growing out of control. What would it take to remedy this and how much would it cost?
- 1514 sprinkler heads are watering rocks. Can the landscaper adjust these or eliminate these if they are not needed?
- Add to the FAQ's and send an email to remind homeowners to unscrew their watering hose from their back hose bibs.
- The North side trees need to be removed at some point in the future. Board does not intend to address it at this time.

Devonshire Downs HomeOwners Association

ANNUAL BOARD MEETING MINUTES

Friday, September 8, 2023

- Discussion on snow removal for 2023. Who has the contract? Greenscapes has the contract for the snow removal this year. They are the ones that did the landscaping this year.
- Some homeowner's feel that the landscaper from last year was more responsive
- Elm seed bugs are a concern for those on the south side. Board agreed that any extermination is the responsibility of the homeowner's who are affected. In the future it may be an option to remove the tree on the south side of the property that attracts these bugs.
- Discussion on if rain gutter covers are worth the expense?
- Board approved to clean the gutters near trees more often than the other gutters to help with cost. Idea to find someone willing to work hourly.
- Discussion that insurance will likely go up at renewal due to the claim that was made this year.
- Reminder that the owner's are responsible for their beds and the HOA dues the lawncare and common are shrubs

ELECTIONS

- LaDean has 1 year left on her term
- Ron Andrus has 2 years left on his term
- Leana Bouzidi was elected for a 3 year term
 - Board positions will be decided at the first meeting.

QUESTION AND ANSWER PERIOD: none

MEETING ADJOURNED - 5:08 pm