

Devonshire Downs HomeOwners Association

BOARD MEETING MINUTES

Monday, June 24, 2024

CALL TO ORDER - 5:03 pm

ATTENDEES - Ron Andrus, LaDeane Brown, Leona Bouzidi
Shelby Cardall (North HOA representative).

REVIEW MINUTES -

- **Approved**

REVIEW FINANCIALS -

- **Approved**
- Board **approved** to send DD1529 and DD326 to collections

MAINTENANCE & REPAIRS -

- Light in front of the leasing office has been removed by Devonshire Apartments. I think this shows they will not be replacing it.
- Stucco is still in process. They will finish the first building tomorrow. The other 2 buildings will be done in the next 2 weeks.
 - 1520 had an issue on the garage wall. The wall had a bulge and movement. The contractors secured the wall and made sure it was stable.
- Water main leak (was repaired by the apartments) - Leona noticed that since that leak was repaired, her water and systems have been working better.
 - In the newsletter put some tips about tracking water: running toilet leaks, water valves under sinks etc. Where HOA is on shared water they may not notice as quickly.
- Flower Beds - Greenscapes went and took care of all of the flower beds that were not taking care of. HOA will make sure there are not weeds, but owner's are in charge of any planting etc.
- Asphalt work and 3 buildings stucco repairs are within the special assessment budget.
 - Reminder that the stucco was done to protect from water, which is why it does not match. The board and contractor decided to only do what was needed, not for looks.
- Annual Meeting - will be on September 16th, 4-5pm behind ron and ladeans units. 1 board member is up for election, LaDean.
 - Board would like to do a dues increase vote at the meeting. It needs to be announced that this will be voted on at the meeting.
 - Reserve study suggests \$89 per month increase to fund the reserve account to 70%. Board **approves** doing a \$45 increase for January 2025, which is half of the suggested amount of \$89 for a 70% funded reserve fund.
 - Can discuss that it is \$3,000 per building to do stucco repairs. We lucked out that the water line repair was on the apartments line, right before ours.

CONCERNS -

- none

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IN PROCESS -

- Speed Bump Painting - Board approved to wait until the money is collected before doing it. They want to be careful with all expenditures.

NEXT MEETING - July 23, 2024 at 4-5pm via Zoom

MEETING ADJOURNED - 5:55 pm