

**Devon Hills Homeowners Association
President's Memo**

February 3, 2022

Dear Homeowners -

The Devon Hills Community Association met for their annual meeting on January 24th, 2022 at 6:00pm. The minutes from the February 2020 annual meeting were viewed and approved, along with the 2021 Financials.

The next topic for discussion, which dominated most of the annual meeting, was the pressing issue of the retention pond liner.

The board had been budgeting for a new liner for the past several years, based on information that a new liner would cost around \$60k. However, when the board received an updated quote, we learned that our previous \$60k quote was strictly for the pond liner material.

The actual cost, including the labor, material, along with proper disposal of the old liner, the conservation of the fish, the draining of the pond, etc. would be closer to \$200k.

This information obviously came as a shock to the board and we quickly started putting together a plan for this massive increased cost to our community.

Dave Howard, our de facto board member, and Harry Perret, our Treasurer, quickly went to work on some potential solutions/scenarios for the community. They provided visuals with the different outcomes to the community, which made it obvious that our monthly dues would need to increase to avoid a special assessment.

We took a straw poll at the annual meeting and a \$10/month increase had overwhelming support, with only a couple of residents not in favor.

We concluded the meeting with elections for the At-large, North Highlands, and Devon Valley seats which had concluding terms.

- Rob Crosby Hoar won the at-large board member seat and retained his spot on the board.
- Lee Robinson was the only representative from North Highlands on the ballot, so she was confirmed as the representative for North Highlands.
- Sandy Williamson was the only representative for Devon Valley on the ballot, so she was confirmed as the representative for Devon Valley, and retained her seat on the board.

The meeting was concluded after an open discussion forum.

The new board met on January 31st to seat the new members and elect new officers. All board members were in attendance, including myself and Chip Waterfield logging on remotely via Zoom. After further

consideration, I had decided to serve out the remaining year of my term as the representative of South Highlands, instead of resigning mid-term, which was contrary to what I had said at the annual meeting.

The New officers, listed below, were voted in, and confirmed by the board:

Justin Baker – President
Lee Robinson - Vice President
Harry Perret – Treasurer
Sandy Williamson – Secretary

Nathan Sharkey, Rob Crosby Hoar, and Chip Waterfield will remain on the board in advisory positions.

The 2022 Budget/Financials were reviewed and discussed, with the most pressing issue being the new pond liner. The board had a spirited debate about the inevitable increase to the monthly dues and final vote was taken to approve an increase of the monthly dues by \$10/month. This brings the monthly dues to a total of \$67/month, which will take effect on April 1st, 2022.

The board also discussed the frustration voiced by many at the annual meeting of the curb appeal (or lack thereof) by some houses in the community. While we understand there may be personal, underlying situations that may push off home maintenance/upkeep, we again remind all homeowners to please keep their yards and homes in order. We all have a mutually vested interest in keeping our property values high and our neighborhood in high demand.

Lastly, I want to thank Rob Crosby for his service as President of the Board for the past several years. He wanted to bring forth a more transparent and kinder approach from the HOA and I think he was very successful in accomplishing that agenda.

I look forward to serving the community in my final year as President of the board, and as always, we welcome your suggestions, questions, and comments.

Email us: BoardOfDirectors@devonHillsHOA.com

Thank you!

Justin Baker