

Devon Hills Homeowner's Association
Board of Directors Minutes
January 30, 2022

A. Call to Order & Establish Quorum

The meeting was called to order at 6:00 pm with a quorum present. Those attending were Justin Baker (virtual), Rob Crosby Hoar, Harry Perret, Nathan Sharkey, Chip Warterfield (virtual), Sandy Williamson and new member Lee Robinson. Dave Howard, the ex-officio member and computer administrator, was present as well as Dick Krebs, who represents Synergy. {Note: This meeting is the first face-to-face meeting since the beginning of the COVID-19 pandemic.}

B. New Board Member and Election of Officers

- 1) President Rob Crosby welcomed new member Lee Robinson.
- 2) He then directed the Board to the election of officers for 2022.

President: Rob nominated **Justin Baker** for President with Sandy seconding. Justin was elected by acclamation.

Vice-President: Justin nominated **Lee Robinson** with Harry seconding. Lee was elected by acclamation.

Treasurer: Nathan nominated **Harry Perret** to continue as treasurer with Chip seconding. Harry was elected by acclamation.

Secretary: Nathan and Chip were asked if they would serve as secretary. Both declined. Rob nominated **Sandy Williamson** to continue with his offer to back up if she is absent. Harry seconded the motion which passed.

C. Approval of Minutes

The minutes were not available for review and will be presented at the next meeting.

D. Approval/Review of Financial Statement

- 1) The financial report was reviewed at the Annual Meeting.
- 2) The issue of revising the budget to meet the projected cost of the pond liner was addressed. The Board reviewed the three fiscal alternatives:
 - a) a one-time assessment that would be costly to levy and would be roughly \$1,000 per homeowner,
 - b) an \$80 monthly dues-an increase of \$23
 - c) a hybrid plan in which dues would be increased by \$10 a month to \$67 and then when the pond liner had to be replaced, the HOA would borrow the balance of what was needed with a low interest loan which would be paid back through the continuing the \$10 increase after the time the liner is replaced. The funds that are projected to be available

for the project is the \$60,000 from the restricted account, \$25,000 from the reserve account and \$25,000 from the operating account.

The Board agreed that the third proposal (which was discussed at the Annual Meeting and was supported by the homeowners via straw poll) was the best path to fiscal stability while providing the least stress on the homeowners.

Discussion followed concerning raising the amount of the dues increase to \$70 per month (\$13 versus \$10 per month increase). The motion to adopt this increase was made by Justin and seconded by Lee but did not pass. Harry moved to adopt the \$10 fee increase in April 2022 with Rob seconding the motion. The motion passed with one abstention.

- 3) Dick agreed that he would seek updated quotes on replacement costs as we move nearer to 2025 and possible replacement of the liner.

E. Other Business

1) Complaints on Yard/Home Upkeep

The concern homeowners expressed over poor maintenance of yards was brought before the Board. Dick Krebs pointed out that complains are often subjective, with no clear-cut violations. Justin agreed to mention in the next President's Memo that all residents should be mindful of their properties' appearance. Sandy suggested that the Board might offer a positive emphasis on yard upkeep in the spring and asked members to think about options and bring suggestions to the next meeting.

2) Meeting set for Monday, March 14.

F. Adjournment

All business being concluded, Justin adjourned the meeting, with support from all attending.