

DEVON HILLS HOA
MINUTES FROM APRIL 20, 2023 BOARD MEETING

- 1) WITH A QUORUM ESTABLISHED, ROB HOAR CALLED THE MEETING TO ORDER. ALSO ATTENDING WERE ANDY LEE, LEA JANKOWSKI, CAROLINE FARMER, AND SUSAN CURLEY, ALONG WITH DICK KREBS, WITH SYNERGY MANAGEMENT, AND DAVE HOWARD, BOARD I.T. PERSON.
- 2) MINUTES FROM THE LAST MEETING HAD BEEN PREVIOUSLY APPROVED VIA EMAILS.
- 3) FINANCIALS -
 - A) THE BOARD REVIEWED OUR FINANCES AND AGREED THAT THEY ARE IN GOOD SHAPE, ALTHOUGH THE "POND FUND" NEEDS TO BE LARGER, WHICH IS THE REASON FOR THE RECENT INCREASE IN MONTHLY DUES. THE BOARD WILL FORMERLY APPROVE THE FINANCIALS BY EMAIL.
 - B) DICK KREBS OFFERED TO ASSIST ANY RESIDENTS NEEDING HELP ACCESSING OUR WEBSITE.
 - C) SUSAN CURLEY MOTIONED TO MOVE \$15,000 FROM OUR OPERATING ACCOUNT TO OUR "POND FUND" (RESTRICTED ACCOUNT), AND THEN TO BUY A \$17,000 CD WITH FUNDS FROM THE RESTRICTED ACCOUNT, AS A CONTINUATION OF OUR PLANS FOR PURCHASING CDS. ANDY SECONDED THE MOTION, AND IT PASSED.
- 4) TREES -
 - A) ROB INFORMED NEW BOARD MEMBERS THAT LAST YEAR'S BOARD APPROVED THE REMOVAL OF A POTENTIALLY DANGEROUS TREE FROM THE COMMON AREA DIRECTLY BEHIND HIS HOME. ROB VOLUNTARILY PAID HALF THE REMOVAL COSTS.
 - B) THE BOARD DISCUSSED THE INCREASE IN DOWNED TREES, AND TREES THREATENING HOMES, AND RECENT REQUESTS FOR TREE REMOVALS. INSURANCE AND LIABILITY WERE DISCUSSED.
 - C) A TREE THAT IS BEING SUPPORTED BY A LARGER TREE DIRECTLY BEHIND 2561 DEVON VALLEY DRIVE WILL BE INSPECTED BY DICK KREBS. REMOVAL HAS BEEN REQUESTED.
 - D) THE BOARD VIEWED PICTURES OF A LARGE ROOTBALL AND STUMP LEFT JUST BEHIND 2565 DEVON VALLEY DRIVE, AFTER THE HOA TREE FELL DURING THE RECENT STORMS. DICK WILL GET A BID ON REMOVAL COSTS BEFORE THE BOARD DECIDES WHETHER TO PAY FOR ALL OR PART, OR NONE OF THAT COST.
- 5) BERMS
 - A) A S. HIGHLANDS RESIDENT'S CONCERNS ABOUT BERMS WAS DISCUSSED. THE RESIDENT HAS BEEN INFORMED THAT THE BERM IN QUESTION FUNCTIONS PROPERLY IN DICK KREBS JUDGEMENT, AND MAINTENANCE IS SCHEDULED FOR MAY.
 - B) DICK KREBS IS ALSO SCHEDULING BERM REPAIRS ON DEVON VALLEY DRIVE.
- 6) HOMELESS CAMP ON DEVON HILLS PROPERTY -

RESIDENTS STEVE DENNY, JON ZAGAMI, AND BOARD MEMBER ANDY LEE HAVE BEEN INVESTIGATING HOMELESS CAMPS ON OUR PROPERTY, AND ON PROPERTY CLOSER TO KROGER. THEY OPENED COMMUNICATION WITH OFFICER CANTRELL, IN THE HOMELESS IMPACT METRO POLICE DIVISION. ROB HOAR RECEIVED A FORM FROM OFFICER CANTRELL THAT WILL AUTHORIZE THE POLICE TO REMOVE THE TRESPASSERS. DICK KREBS WILL FOLLOW UP BY CONTRACTING A CLEAN-UP OF THE SITE. ROB MOTIONED TO MOVE FORWARD WITH THIS PLAN, SUSAN SECONDED, AND THE MOTION WAS PASSED.

7) ANDY LEE WISHES TO DISCUSS WAYS TO STREAMLINE OUR SYSTEM OF VOTING BY EMAIL. THIS DISCUSSION WAS TABLED AND WILL BE BROUGHT UP AT OUR NEXT MEETING.

8) ROB MOTIONED TO ADJOURN. LEA SECONDED. MEETING WAS ADJOURNED.

OUR NEXT MEETING IS SCHEDULED FOR JUNE 1.