

Devon Hills Homeowner's Association
Board of Directors
Minutes
July 18, 2023

Agenda

I. Call to Order & Establish Quorum

The meeting was called to order at 6:15 pm at the Synergy offices with a quorum established and Rob Crosby Hoar, president presiding. Those attending were Susan Curley, Caroline Farmer, Rob Crosby Hoar, Leah Jankowski, Andy Lee (Via Zoom until connection was lost), Lee Robinson, and Sandy Williamson. Dave Howard, ex-officio member and web administrator, was present as well as Dick Krebs, who represents Synergy Management.

"Campsites" of those without homes on HOA Property

Prior to the official meeting being called to order, Steve Denny and Jon Zagami were present and reported on the progress that was made concerning the area where there has been an encampment by non-housed individuals. Jon shared that the notices have been posted and the areas marked in purple. Currently, there are no persons camping in our area but there are individuals behind the Aldi area. Steve noted that the only way to keep that area uninhabited is to check it regularly. Jon discussed that the ridge above our property forms a "natural barrier" and he doesn't think having the cameras and TWRA involved is necessary. He said that the TWRA did not particularly want to be involved and he did not believe that TWRA was the solution for the area. Additionally, he stated that having cameras would take a lot of monitoring and resetting which could get expensive. Steve and Jon stated that they he would continue to visit the area and monitor it. Andy has been involved in this effort and Rob volunteered to help. Susan said that this is a "Bellevue" issue, and she would get in touch with our council member Sherry Weiner after the elections.

II. Minutes

There was a glitch in the electronic communication of the Minutes, and they will be sent out for approval.

III. Financial Reports

There were no financial reports that required review.

IV. Continuing Business

A. Tree behind Lisa Margulies' home 2573 DVD

Rob moved that the tree on Common Land at the rear of Ms. Margulies' home be removed as it dropped two 30+ foot limbs in her yard. Susan seconded the motion, and it was approved.

B. Tree Removal

The issue of the tree removal policy was brought up for discussion. It was discussed that Dick would continue to inspect trees for viability. If there was a difference of opinion about a tree, Josiah Lockhardt, an independent arborist who does not do tree removal, would be called to determine if the tree needed to be removed. The Board agreed that this was a reliable plan.

Rob moved that the HOA adopt the policy that "Dead, dying or otherwise compromised trees which threaten homeowners' properties are the HOA's responsibility." Sandy seconded the motion which was passed. It was discussed later in the meeting that the Tree Removal Policy committee would continue to meet to refine the issues and seek input from homeowners.

C. Berm Clearance

Several homeowners have asked about Berm cleaning. Dick has walked the area and reported that all water drains as designed. Elder is behind on cleaning of the berms due to the severe freeze in December killing many trees and shrubs which have needed immediate attention.

D. Driveway and Mailbox Policy

Rob made the motion that the Driveway Policy state that aggregate, stamped concrete or paving stones could be used to repave driveways. Asphalt, gravel or bright white concrete driveway treatments shall not be allowed. All surfaces are to be pre-approved before a homeowner pours the replacement driveway. Leah seconded the motion which was approved with one abstention.

It was suggested to table any further action on the mailbox issue this item until next meeting.

E. Yard Sale and Community Gathering

It was determined that Saturday, October 7th would be the date set for a Community Yard Sale from noon and for the Community Gathering from 4-6 pm.

F. Violations

Dick reported that 2508 DVD has corrected the violation and work is starting on the roof. He also reported that the issue with dogs running loose in S. Highlands was addressed and there have been no further complaints.

G. Electronic Voting

The Board signed the document approving email voting and discussion between Board meetings.

V. Electronic Business

The electronic discussions concerned:

- A. Corrections to the minutes of March,
- B. Suggestions for President's Memo.
- C. Clarification of the motion on exploring a surveillance lease for common area,
- D. Electrical draw of pond pump & 3 lights around pond (11.98 amps/day or 359.4/ 30 days,
- E. CD being in correct line item on financials,
- F. Common Area trees at 2536 DVD (Homeowners will remove trees at own expense.),
- G. Liability issues of identifying trees on common ground and not removing them—HOA would be liable.
- H. Discussion on Tree Removal Policy—vote to be at Board Meeting,
- I. Tree at home of Lisa Margulies which dropped large limbs,
- J. Entrance shrubs, plantings and mulching the entrance areas which will be completed in late June,
- K. Trees down in common area of N. Highlands,
- L. Suggestion over having arborist to inspect trees if there is a question on viability,
- M. Change of Board Meeting date to July 18.

VII. Adjournment of Meeting

With time expired for the meeting, the Board set the next meeting for Tuesday, September 12th, and then unanimously approved adjournment.