

Devon Hills Homeowner's Association
Board of Directors
Minutes
26 Feb 2024

Agenda**I. Call to Order & Establish Quorum**

The first extended meeting of the newly elected Board was called to order at 6:01 pm at the Synergy Real Estate Offices. A quorum established. Newly elected President Steve Denny presiding. Those attending were Cynthia Carnes, Susan Curley, Steve Denny, Caroline Farmer, Andy Lee, and Cheri Plunket via Zoom. Lea Jankowski was unable to attend.

II. Minutes

30 Jan 2024 meeting minutes were approved by email vote earlier in the month and reconfirmed unanimously. Minutes from the Jan 16, 2024, Board meeting were not available.

III. Financial Reports

Financial Reports for the year ended Dec. 31, 2023, were reviewed, and approved at the annual meeting. January 2024 financials were reviewed, and the Board discussed the Ice and Snow removal expense of \$1645 for the one ice melt treatment and plowing of the 3 entrances on 16 Jan 2024. Synergy reported there is no way to know how much this will cost in advance of the job being performed.

A legal opinion letter regarding the pond liner was presented for the Board's consideration. Essentially the opinion of the attorney was that Devon Hills Community, Inc. is responsible for maintaining the pond but would not be required to replace a failed liner. The Board decided to consider this opinion next budgeting cycle in determining the budget and setting the 2025 monthly dues.

A new homeowner had asked the Association for financial assistance to cut and remove some dead trees the previous owner had planted on the Common Area. The Board decided this would not be in the best interest of the Community as a whole and declined to help. _

IV. Continuing Business**A. Tree Policy**

A comprehensive tree policy was presented to the Board. After some discussion it was decided some language changes needed to be made before voting on whether to adopt the policy or not.

During this discussion the Board also discussed a different homeowner's request about a dead tree in the common area behind their home. In keeping with the intent of the new policy the Board decided that since the tree in question does not appear to be a life or bodily injury threat, we instructed the management company to let the homeowner know we would approve the tree being cut and left in the common area if they chose to do so at their expense. The homeowner would need to provide proof of insurance for whatever vendor they engaged.

B. ARC Committee

There was a brief update on the status of the committee and the observation that the current standards date back to 1996. There are many homes in the Community that are out of compliance with those codes due to lack of attention from previous boards years ago. The Board decided we need to send out an email

to the Community with the current Standards and the excerpt from the Declarations and Covenants regarding Use and Restrictions and these documents need to be posted on the HOA website and Synergy's website.

V. Electronic Business

The only electronic business since the 30 Jan 2024 Board meeting was the approval of the Minutes of the 30 Jan 2024 Board meeting.

VI. New Business

- A.** The Treasurer made a request of the management company to verify 1099's had been sent to LLCs operating as sole proprietorships.

VII. Adjournment of Meeting

With business concluded, the Board unanimously approved adjournment at 7:30pm.