

## **Devon Hills Community Inc.**

### **HOA Board Meeting Minutes 4/23/25**

1. Call to order and establish quorum
2. Review minutes from past meeting
3. Financials for approval
  - a. \$170,000 reserve in operating account
  - b. 40 pages of financials are available in the portal, but balance sheet goes out to the neighborhood
    - i. One neighborhood member with late dues, delinquent over one year (Dick checked on this, and he has talked to the family members of the resident to get this worked out).
    - ii. 2 other residents have fees outstanding, but one is a new neighbor.
  - c. Revenues and expenses
    - i. Expenses left out: 2 months of tree service/lawn and plant care left out of expenses, Dave's fees not paid until April, \$3750 for 2573 Devon Valley for trees that fell, approved a limb removal for \$775 for 2525 Devon Valley, 2 trees plus another limb removal for \$2750. \$11,740 total—budgeted but not invoiced yet.
      - a. Unbudgeted: \$10,815 for pond pump. Estimated \$12,000 total once install is done. Spent \$2200 dredging a drainage berm at end of Glenway Dr. Haven't had an invoice or the other berm dredge just yet. Around \$15,000 unbudgeted expenses so far.
      - b. Jeanette spoke about examples of tree removals and the HOA board response that there is not enough budget. Could we start a list of potential trees that are concerning, potentially with corroboration from an arborist that we could end up using any remainder of the tree removal budget at the end of the year if there is any?
      - c. We would want to bring an independent arborist out for some of these.
      - d. Tree removal policy is if it is determined to be life-threatening, it will be removed by HOA, but this would not apply to some of the trees that residents have been reaching out about.

- e. Will have James @ Sprouts examine trees behind Jeanette's house that are dead. Can he remove without hauling off for budget purposes?
- f. First house on the right on Devon Valley, they were able to remove a tree at their own expense even though it was on the apt complex's land. Was around \$1600.
- g. Do we need to add to tree removal budget? Dick recommends adding \$50,000 to this line item for next year. Need to be careful with this, as it can get excessive. Jeanette made the point that not every home owner will contact the HOA, which won't end up making the HOA liable for every case.
  - i. Andy shared about historical examples of when residents have called excessively to remove trees because of trees falling on homes.
- h. Dick shared that to have the whole neighborhood surveyed, it would be around \$8000. Decided that this could be more on the extreme side of actionable items.
- i. The case with 2529 Devon Valley: this was overlooked, but in the future, will need to be more on top of having trees examined in order to protect the HOA and nothing falls through the cracks.
- j. How do homeowners register these cases? They email or text and it is logged.
- k. What is the process for taking action for one of these cases? Dick will be notified by board member or the home owner.

## 2. Financials approved

- a. Motion made to approved by Stephen
- b. Seconded by Andy
- c. Passed unanimously by board members

## 4. Old Business

### a. Pond Enhancement

- i. LED has recommended installing 600 LF of Rip Rap around pond for \$135,000.
- ii. No formal requirement for pond maintenance due to being grandfathered in since pond was built in 1988. (Based on advice of

Van Oldham (Storm water engineer and Attorney Robert Notestine.)  
Letters on file at Synergy Management.

1. What this means: if pond were to leak, we would not have to repair it, would just need to do something for aesthetics.
2. Rip rap would help with the eroding
3. Stephen questioned if we are in fact not responsible—Metro can change their minds. Andy believes if something were to go wrong, they might require us to make it into a bio pond.
4. Rip rap could prevent pond from holding water especially in flood situation.
5. Councilwoman suggested having an expert come present to the board about potential solutions.
6. Liner is currently showing because of erosion. Water could be leaking or going under the liner because of the erosion.

b. Cherry Trees

- i. Rob's minutes from January 2025 (this item was discussed at board meetings on September 12, 2023, August 5, 2024 and May 6, 2024 with no decisions made) cannot be approved since there is not a quorum of board members who were present during the meetings.
- ii. No minutes or recording of the last board meeting with Rob's suggestions for cherry trees in January.
- iii. Board decided not to take any action at this time.

5. New Business

a. Andy's request: Pergola with moveable awning

- i. Motion to approve: Jeanette
- ii. Seconded: Stephen
- iii. Approved by board unanimously

b. Berm drainage

- i. Evaluation was done by Dick and expert. He said the berms are fine, they are being maintained the way they should be maintained. Dick checks them periodically throughout the year to make sure they are cleaned and rid of silt.
  1. Could be that they could be lined with Rip Rap to prevent erosion.
  2. Once this report is done, we can chose to put it on the website for homeowners to refer to.
- ii. Email from Susan:

1. Berm is working correctly, the damage was due to a clogged drain on her property and a gutter issue.
6. Email from Metro re: street cleaning
  - a. Andy will share with board—they are responsible, but it is not likely to be taken care of soon.
  - b. Andy will respond to Michael Love regarding his question about his yard repair.
7. Website navigation by Dave: [Devonhillshoa.com](http://Devonhillshoa.com)
  - a. Password is 37221

Motion to adjourn, adjourned by board at 7:38 pm