

Devon Hills Homeowner's Association
Board of Directors
Minutes
6 May 2024

Agenda

I. Call to Order & Establish Quorum

Meeting was called to order at 6:02 pm at the Synergy Real Estate Offices. A quorum established. President Steve Denny presiding. Those attending were Cynthia Carnes (aka Cici), Susan Curley, Steve Denny, and Andy Lee, Caroline Farmer, Cheri Plunket and Lea Jankowski were unable to attend.

II. Minutes

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

III. Financial Reports

Financial Reports for the first Quarter ended March 31, 2024, were reviewed, and approved.

There was discussion about payment options for HOA dues and a particular resident who has had late fees charged to their account do to various circumstances including not being able to access the portal to set up auto withdrawals. After some discussions of the circumstances and a determination the owner is now current with their balance a Motion was made by Steve Denny to refund the late fees that have been assessed against the account. Andy Lee 2nd and motion passed unanimously.

IV. Continuing Business

A. Tree Policy

A revised tree policy was presented to the Board. After some discussion it was decided to adopt this policy and post it on both the Community Website and the Synergy Community Website. After some discussion Susan Curley moved to adopt the New Policy, Steve Denny 2nd and motion passed unanimously.

B. ARC Committee

There was no update on the status of the committee but there was a discussion about mailboxes and a general consensus that the community continue to require mail boxes be maintained in the original concept they were built and in compliance with the 1996 standards.

C. Cherry Trees at Entrances

After some discussion about past Board discussions it was determined that the previous board had not made a decision to replace the trees. It was recommended by the South Highland Board representative that the trees at their entrance are still healthy and do not need to be replaced.

There is a dead Cherry tree at the entrance to the Devon Valley and Glenway neighborhoods that needs to be cut but it was determined that should be done this fall if a replacement is available and the tree company that is hired should remove the old tree. Decision to replace the Devon Valley tree was table until the next Board meeting.

D. Berms

There was a lengthy discussion about leaves in the berms needing to be cleaned out. Dave Howard pointed out that the engineers that designed and oversaw the excavating of the berms have stated that leaves do not impede the flow of water and may actually prevent sticks and branches from flowing into and clogging the drain pipes that feed into the street runoff systems.

Synergy management representatives monitor the berms during heavy rains to determine whether they are operating properly. The issue is more of an aesthetics issue for South Highland residents where the leaves in the berms are visible and are falling from trees on Arlington Green Common areas and being blown into the berm easements.

The Board has only heard complaints from one neighbor who disagrees with the professional water flow engineers.

The South Highland Neighborhood Representative expressed dissatisfaction with leaves not being cleaned out from the drainage system easement between South Highland and Arlington Green. This topic will be on the next Board Meeting Agenda.

V. Electronic Business

The only electronic business since the 26 Feb 2024 Board meeting was the approval of the Minutes of the 26 Feb 2024 Board meeting.

VI. New Business

- A. No new business came before the board.

VII. Adjournment of Meeting

With business concluded, the Board unanimously approved adjournment at 7:10pm.

Next Board Meeting is set for Monday 5 August 2024 6pm at Synergy Real Estate Offices.