

Devon Hills Homeowner's Association
Board of Directors
Minutes
5 August 2024

Agenda

I. Call to Order & Establish Quorum

Meeting was called to order at 6:05 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, and Cheri Plunket. Lea Jankowski was unable to attend.

II. Minutes

6 May 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 second Quarter ended June 30, 2024, were reviewed, and approved with changes to the renewal Dates on 2 CDs to Jan 2025.

There was discussion about the possibility of lowering monthly dues when preparing next year's budget. There was limited discussion about aesthetics improvement spending verses necessary maintenance expenses.

IV. Continuing Business

A. Trees

The homeowner at 2573 Devon Valley Drive expressed concerns about a Sassafras tree on HOA property that appears to be dead or dying. The Synergy representative visited the property and determined the tree is not an immediate danger to life or personal energy and has informed the homeowner of the Community's Tree Policy.

B. ARC Committee

One of the Board members brought up a concern about the property 2557 Devon Valley Dr. with concerns the garage had been converted into a workout room. The owners did make modifications to add a side door, two side windows and a new garage door with windows in early 2024. These the time Andy Lee spoke with the owner and was assured they were not converting the garage to living space.

C. Cherry Trees at Entrances

The Board discussed the potential replacement of some Cherry trees that were recently cut down as they were no longer viable and appeared to be dead. One was on the left as one enters the North Highlands and the other two were on the right at the Devon Valley entrance. The Board requested Synergy to get a quote for new trees so we could be better informed at the next board meeting.

D. Berms

Mr. Jamsaid Khoshmoodi of 2617 South Highland and Mr. Amir Miriam of 2613 South Highland showed video from the May 2010 storms where water was rushing through their back yards. Although neither of the homes were damaged by the 17”s of rain in 2 days they were requesting that the leaves be cleared out of the berms at least annually.

At the previous board meeting 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 agreed the berm/drainage ditch should be cleared and the leaves removed in December of each year. Steve Denney moved to clean the berms behind homes on South Highland each December Susan DePriest seconded and the motion carried unanimously.

V. Electronic Business

The only electronic business since the 6 May 2024 Board meeting was the approval of the Minutes of the 6 May 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 7:29pm. A date for the next Board meeting was not determined.