

DELMONICO TOWNHOMES ASSOCIATION, INC.

Board of Directors Meeting Minutes

July 25, 2023

The Board of Directors meeting was held at RowCal's office. The meeting was called to order at 5:36 PM.

Present at the meeting were:

Beth Stearns	President
Liz Klingensmith	Secretary
Jana Frey	Treasurer
Frank Hibbitts	(by Zoom) Director at Large
Carolyn Moyer	Director at Large
Peggy Pryde	Director at Large
Derek Patterson	Property Manager
Excused Absence: Iona Lee	Vice President

Prior to the meeting, a meeting packet was emailed to the Board.

The Board meeting was also provided by telecommunication (Zoom), two residents were present, and three residents were present in person.

Owner's Forum / Hearing(s):

There were no Hearings.

The Board was briefed on the circumstances surrounding concerns with the residents of 217 Hargrove Court (plus documentation in the packet), with input from several neighbors. It was noted the Board would go into Executive Session to discuss the next actions for these concerns.

Mrs. Miller noted she would be looking at establishing a Social Committee and Neighborhood Watch for the community.

Secretary's Report:

The June 14th and June 27th meeting minutes were approved as submitted.

Finance and Manager's Report:

Total assets as of June 30th are \$211,806.51, with \$92,992.21 in Reserves. Operating expenses were \$4,117.54 under budget for the year (some charts of account issues need to be corrected, which will amend the presented finances). Reserve funding is short by \$510.69. The Income Statement and Cash Disbursement reports were reviewed. A question-and-answer period followed. It was noted that RowCal's software tracks all Action Items (AIs) for issues that need to be adjusted so those items are not lost.

The Aged Receivables report was reviewed.

The Accounts Receivables showed \$121,814.32 still owing, primarily comprised of the Special Assessment due by August 31st.

The 2023-2034 Project List was reviewed.

The restoration at 111 Iveystone Court work will begin soon; the total is \$4,757.04.

The two sections of sidewalk replacement are scheduled but not yet completed; \$3,987.50.

Four (4) window wells are scheduled to be replaced this fall/winter.

It was noted that the Board would go into **Executive Session** to discuss a legal matter for 217 Hargrove Court and the RowCal Service Addendum (dated June) fee schedule.

6:45 PM. The Board reconvened the meeting.

A motion was made to remove all administrative fees imposed for violation notices which carried 6-0 in favor.

A motion was made to send all documentation to the law firm to advise on proceeding with 217 Hargrove Court, which carried 6-0 in favor.

It was also noted that a safety and security notice will be issued to the residents of 6174 Colony for a recent domestic disturbance outside the home, impacting neighbors.

Old / New Business:

Regarding the RowCal Services Addendum, a legal opinion was obtained, and it was noted the fees and costs related to the enforcement or the delinquencies incurred by the Association, including those charged by management, will be the obligation of the owner and posted to their account. The current Covenant Enforcement Policy has to be updated to reflect that, including identifying the fee schedule. It was also agreed to add that a non-safety and security notice can be issued by email only, with a 2-week compliance date as a courtesy which will not trigger any admin fees. A motion was made to update the policy to include the new language and fee structure, which carried 6-0 in favor.

Two buildings have new roofs on Colony Circle, and the new shingle selection looks great.

There being no further business, the meeting was adjourned at 6:55 PM.



Derek Patterson
Property Manager