

Delmonico Townhomes HOA Board Meeting

January 25, 2025

Minutes

In attendance: All board members in attendance via Zoom video conference.

OWNER'S FORUM

Pgs. 1-3

- 6343 [Pet Waste in Common Areas]: Owner complaint about pet waste not being picked up. Area complained of -behind in the center open grass area is a significant problem. Owner complained that he is picking up for others and asked for help from HOA. Derek explained that the price for professional pick up is expensive and prohibitive. Landscaping service only cleans up pet stations and not the grounds. Derek will impress on the community to file complaints with RowCal in the portal and those will be handled.

OFFICER REPORTS / MINUTES

- Meeting minutes [12/12/24 ATWAM; 9/24/24 Budget and Board; 10/7/24 Board; 10/9 Board; 10/29 Annual]: All minutes approved with no changes.

FINANCE REPORT

Pgs. 14-24

- Finances: \$46K in cash, \$64K reserves. \$43K in special assessment account. Unit 6110 in chapter 13 bankruptcy, filed before HOA could file for foreclosure. Bankruptcy stayed any legal proceedings and prohibits HOA from any collection efforts for now. Unit 6105 and another unit on payment plans.

-- 2024 Special Assessment Status: \$8,187.95 still owed.

One owner who had to do payment plan for 2023 assessment and for 2024 assessment.

Budget skewed some by special assessments. Derek states we are \$41,880 under budget in operating budget.

MANAGER'S REPORT

Pgs. 25-27

- 2025-2026 Project List

-- Items in RED in agenda packet remain open from 2024.

-- 2025 Roofing Special Assessment? HOA believes that one is needed, and a meeting called for March 25 2025 on that issue.

--Nine buildings remain with unrepaired roofs. Last two buildings to repair roofs in this assessment cycle. Price for roof repair is \$59,712. We have only \$43K in collected assessments. HOA needs to make decision to either borrow from its own reserves to complete repairs, and then hopefully we get reimbursed eventually or impose a 2025 assessment now instead of in August 2025.

--Present cost for next 7 buildings for 2025, current pricing is \$200,590. \$1,383 is the projected assessment for each homeowner. \$80K+/- is the projected cost for community paint cycle. There is a discussion about whether the HOA should join both projects (remaining roofs and painting) in the proposed assessment, which would be \$1,934 projected assessment. Then, there would be another assessment in 2026- \$500 for part two of the community's painting cycle.

Motion - Two special assessments were voted in unanimously by Board.

Two bldgs. - \$64K in general reserves acct. Pricing increased \$2K since July 2024. Should we go ahead and borrow from HOA and get those done when weather permits? Board vote approved 6-0

March 25 – meeting date

OLD BUSINESS

Pgs. 28-38

- Window Well: Improve Grading on those done? Raise the grade, add new rock and direct elements away from the wells to prevent damage.

-- Flooding Liability Release from Window Well – will work with window wells and have landscapers come in to do additional work. In the event of another well flood, there is a liability release for use in our files.

6117 issue. Contractor owned the error. Insurance to reimburse for \$8,100 minus \$500. Contractor will need to address that deficit and pay to make HOA whole.

- Snow Removal Contract Bids: x2 – There was a concern last fall 2024 about budget in choosing contractors. Discussion about whether HOA wants to change from current contractors. Price difference between vendors we are contemplating is \$22K vs \$26K. Should we renew with Unlimited or change to new contractor? Will alter budget line items, taking money away from other projects. Where do we find additional money for a new contractor? Frank mentioned that fire mitigation concerns – leaf litter, gutters, etc. Should we get contractor to address or get a community clean up day? Derek will talk with landscaper and arborist tree vendor. Vote for same contractor Unlimited LS – 6-0 in favor.

- Landscape Contract Bids: x2 (\$22k vs. \$26k)

NEW BUSINESS

Pgs. 39-44

- Owner Request to Update Rules for Window A/C Units

-Change to October 10 from Labor Day.

- CSFD Mitigation Inspection in 2024 / Wildfire in General

- Derek met with Colorado Springs Fire Department. There may be grant monies to help with fire mitigation efforts. All federal grants are suspended presently. Discussion about logistics of planning by cycles. We would need to split community into four (4) sections; evaluate tree clearance and tree removal, etc; develop a map; hire an arborist to assess; develop specifications and start working on it. Discussion about fireproofing edifice exposure; Soffit fences, screens for ember barriers; deck

replacement class A. Discussion about propane tank storage and use in the community and the problems that could pose in terms of fire exposure.

- FYI: 2023 Audit – We passed the audit. Yay!

ADJOURN

-NEXT MEETINGS: S/A – March 25, 2025

Signed, Ime Lopez