

DELMONICO TOWNHOMES ASSOCIATION, INC.

Annual Meeting Minutes

October 29, 2024

The meeting was held at RowCal's office and was called to order at 5:30 PM.

Present were as follows:

Carolyn Moyer	President
Jana Frey	Vice President
Eme Lopez	Secretary (by Zoom)
Frank Hibbitts	Treasurer (by Zoom)
Janet Graverson	Director at Large
Iona Lee	Director at Large
Liz Klingensmith	Director at Large
Derek Patterson	Property Manager

A notice was issued by mail prior to the meeting with information on the Annual meeting. The meeting was also conducted by telecommunications (Zoom).

Homeowners Present: A quorum was not present [36 required]; a total of sixteen (16) homes were represented with three (3) homes by directed vote, three (3) Proxies, and ten (10) in person. The Board continued with the meeting, although a quorum was not present. Mr. Patterson conducted roll call.

The Board of Directors, RowCal, and members present introduced themselves.

The previous year's meeting minutes were approved as submitted.

Mr. Patterson presented the **President's Report**. Topics ranged from (the HOA website, landscaping services, pet waste stations, trash roll-off event, security patrols, and the HOA garages).

Election of Directors: Due to there not being a quorum, an election could not be conducted. Two (2) terms are up for election. Ms. Lopez and Ms. Lee agreed to run for another term. The floor was open for volunteers. There were none. The two candidates were appointed to the Board.

Old / New Business: It was noted that a third streetlight had to be converted to solar, and new solar carport light kits are on order. There are two irrigation controllers with no power; solar units will be investigated.

Other topics discussed were (the 2024 roofing replacement status, 2205 special assessment for the remaining roofs, possibly changing the window a/c removal date to later in the fall, and the recent insurance renewal and new carrier).

There being no further business, the meeting was adjourned at 6:29 PM.



Derek Patterson
Property Manager