

**DELMONICO TOWNHOMES ASSOCIATION, INC.**  
**Budget Meeting Minutes – Special Assessment**  
**March 26, 2024**

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The meeting was held at RowCal's office and provided by telecommunications (Zoom). The meeting was called to order at 5:35 PM.

Present at the meeting were:

Carolyn Moyer	President
Jana Frey	Vice President
Eme Lopez	Secretary
Frank Hibbitts	Treasurer
Iona Lee	Director at Large
Liz Klingensmith	Director at Large
Derek Patterson	Property Manager
Excused Absence: Janet Graverson	Director at Large

Prior to the meeting, a meeting notice was emailed and mailed to the members with information on the proposed Special Assessment budget for 2024 (to reroof nine buildings).

A total of nineteen (19) votes were received, with thirteen (13) Yes votes and three (3) No votes.

The budget for this assessment is \$225,911.15, which is \$1,558.00 per home. This will pay for reroofing nine more buildings on the north side of the community this fall. The special assessment was passed in the absence of a super-majority of no votes. It will be imposed on April 1 and is due in full by October 1, 2024. Owners may pay the fee in any amount or timeline within that six-month window.

There being no further business, the meeting was adjourned at 5:45 PM.



Derek Patterson  
Property Manager