

DELMONICO TOWNHOMES ASSOCIATION, INC.

Budget Meeting Minutes – Special Assessment

March 25, 2025

The meeting was held at RowCal's office. 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
Janet Graverson	Director at Large
Derek Patterson	Property Manager
Excused Absence: Liz Klingensmith	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 2025 (to reroof seven buildings).

The Board, RowCal, and all members present introduced themselves.

Mr. Patterson discussed both Special Assessments being considered for the meeting. The floor was opened for a general question and answer period.

The budget for the Roofing assessment is \$210,619.92, which is \$1,452.55 per home. This will pay for reroofing seven buildings on the south side of the community this fall.

The budget for Paint Cycle I is \$60,260.00, which is \$415.00 per home. This will pay for wood repairs and then painting one-half of the community this fall.

Budget: 100% of the funds will be used to pay for new roofs, wood repairs, and the painting of half of the community's buildings.

Discussion about special assessments and the repair and maintenance work that needs to be done. There were concerns from owners in attendance about the amounts owners are having to pay for repeated special assessments and the impression that the community does not look any better.

There were concerns about the roads and potholes in the community. It was reported that at least three (3) potential buyers filled out realtor surveys about the community, and they all complained about the roads within the community. Derek Patterson said he was not aware of that and will look more into it and look for resolutions that are long-term and will support the property values and marketability of homes within the community. Pothole repair is to be moved up on the priority list since there may be substantial damage due to water and erosion under the pan.

Discussion about the need for more contributions from owners at HOA meetings since there is growing concern over the need for special assessments and the overall condition of the community. Board offered explanations about the need to spread out the repair work in phases, the costs of repair work have increased, insurance coverage costs have increased over the past several years, and the need to have an adequate reserve for emergencies.

Discussion about a proposed future 3-year new plan to reduce the wildfire mitigation risk and its impact on our community's ability to retain insurance; estimated costs are about \$8-12K per year.

Discussion about the paint assessment and whether we should wait until next year for all paint phases and focus on proper repair of roads. Some voiced concern that painting in their area of the community was necessary years ago and that we should not wait.

The members were asked to vote for the two special assessments. Ms. Graverson and Ms. Moyer counted the ballots. Both special assessments were passed in the absence of a super-majority of no votes.

Disapproves – 3 “no” votes on Roofing assessment; 21 “no” votes on Paint Cycle.

There was a discussion on possibly moving the Paint Cycle 1 (set for the fall of 2025) to 2026 and combining both cycles in one year, with a possible special assessment of \$850.00. Normally, the paint cycle is over a two-year period due to the cost.

Motion to delay the Paint Cycle I special assessment for 2025. During the discussion, it was noted that an assessment may be needed to address road resurfacing and concrete drains in 2026. It was suggested that a newsletter be sent out asking for input on all proposed larger projects being considered. After discussion, Frank and Ime voted nay – 4 to 2, and the motion passed. The Board will need to discuss future plans/projects and report back to the community.

The Roofing Special Assessment will be imposed on April 1 and is due in full by October 1, 2025. 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 6:26 PM.

Ime Lopez

Ime Lopez
Secretary