

# DELMONICO TOWNHOMES ASSOCIATION, INC.

## Special Assessment & Budget Amendment Meeting Minutes

Community Meeting Room, Fire Station No. 18

March 24, 2026

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The meeting was called to order by Mrs. Moyer. Mr. Patterson provided introductory remarks and an update on the management transition from RowCal to Balanced Bookkeeping & Community Association Management, Inc., noting BBCAM's local ownership, 40-year history, and direct-to-manager communication model.

Board Members Present:

Carolyn Moyer	President
Ime Lopez	Secretary
Janet Graverson	Director at Large
Liz Klingensmith	Director at Large
Derek Patterson	Property Manager
Absent: Frank Hibbitts	Treasurer

Owners Present: Seven (7)

Mr. Patterson provided an overview of recent major capital projects, including the completion of three consecutive years of roofing special assessments. With roofing complete, the Board is rebuilding reserves and preparing to undertake the long-delayed paint cycle.

The floor was opened for a discussion on the proposed Special Assessment. A question-and-answer period followed. In the absence of the required veto votes, the Assessment passed. A special assessment of \$758 per unit will pay for wood repairs and painting, totaling \$109,910. The Assessment will be added to owner ledgers beginning April 1, 2026, with payment due by July 1, 2026.

There was a discussion on possibly updating the paint colors on the homes. The Board will further review this.

There being no further business, the meeting was adjourned at 6:40 PM.

*Ime Lopez*

Board Secretary