

DELMONICO TOWNHOMES ASSOCIATION, INC.

Board of Directors Meeting Minutes

April 29, 026

The Board of Directors held a meeting to discuss the community-wide painting project. The meeting was held via Zoom and called to order at 5:29 PM.

Present at the meeting were:

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| Carolyn Moyer | President |
| Ime Lopez | Secretary |
| Frank Hibbetts | Treasurer |
| Liz Klingensmith | Director at Large |
| Janet Graverson | Director at Large |
| Derek Patterson | Property Manager |

The Board discussed the idea of changing the teal green and front door paint colors, resulting from a request at the Special Assessment meeting last month.

The primary area of concern is how to manage painting the owner-maintained items in the rear of the home (wood handrails and stairs, wood ground-level decks, wood fences, divider patio fences, and upper decks). An initial bid was obtained to paint all these items for roughly \$38k. It was also noted that wood repair/replacement may be needed before painting, or some decks may need to be replaced.

It was noted to obtain a revised list to know the exact number of homes and what work they may require.

An initial community survey will be conducted, asking for owner input.

The possibility of approving a few new front entry door colors was discussed.

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

Ime Lopez

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Board Secretary