

DELMONICO TOWNHOMES ASSOCIATION, INC.

Board of Directors Meeting Minutes

May 27, 2025

The Board of Directors 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
	Ime Lopez (Zoom)	Secretary
	Frank Hibbetts	Director at Large
	Liz Klingensmith (Zoom)	Director at Large
	Derek Patterson	Property Manager
Excused Absences:	Janet Graverson	Director at Large
	Iona Lee	Director at Large

Prior to the meeting, a meeting packet was emailed to the Board.

OWNER'S FORUM / HEARING(S): There were no Hearings. No requests were submitted to the Board.

OFFICER REPORTS/ MINUTES: Board reviewed minutes for two prior meetings. January 25, 2025, board meeting minutes were approved as submitted; March 25, 2025, board meeting minutes were also approved as submitted

FINANCE REPORT: Derek Patterson went over the reports for several months -- At the end of January 2025, there was \$95,280 in assets and \$61,584 in reserves; at the end of February 2025, there was \$105,754 in assets and \$60,997 in reserves; at the end of March 2025 there was \$133,735 in assets and \$64,996 in reserves; at the end of April 2025, there was \$69,461.72 in assets and \$70,952 in reserves.

There was a review of and discussion about active foreclosure, bankruptcy and collection matters involving homeowners. A Unit may be placed in a sheriff's sale. Delmonico HOA may be able to sell our lien position to an investor to recover debts. Delmonico should be first in line to collect on debts if there is a sale. There may be tax implications if someone outside of Delmonico HOA purchases the property at the sheriff sale. No changes in another Unit 's bankruptcy legal posture – no legal actions can be taken by Delmonico HOA at the present time.

MANAGER'S REPORT: Derek Patterson reviewed project lists, informed that list has been updated. Derek Patterson reported on the roof project remaining for fall 2025, roofs on seven buildings on the south side of the community to be repaired. Prices for roofing are \$210,619, with 2025 special assessment of \$1,452.55 per owner/unit to cover the costs. Special assessment due on October 1, 2025.

OLD BUSINESS:

Big list of projects for the year include Phase 2 of south street pan repair with concrete – updated costs at \$15,212; paint cycle for entire community to be pushed to 2026 – wood repairs to patios cost \$30,000 and painting to cost \$80,000; street sweeping – new contractor CSS (Aaron) estimated \$600 for one time sweeping and blowing work, DeCarlo bid \$11,600 for sweeping, painting parking lines and repairing speed bumps. Landscaping remains on list from last year, unchanged.

Window wells – Board reviewed list of severe and moderate condition window wells to be repaired. All wells in severe need of repair have been addressed, completed over a 3-year period. HOA now moving to address the wells in moderate need of repair. The units to be repaired are 110 Iveystone (rear and side), 6265 Colony (rear), 6352 Colony (front), 6134 Colony, 6031 Colony and 6130 Colony.

Discussion about unit located at 114 Iveystone – old window well destroyed and flooded basement of unit after recent rainstorm. Owner/s have not asked for reimbursement, but the board discussed and agreed that this well needs to be replaced, and damage repair needs to be moved up to priority to be repaired. \$2,200-\$2,450 for well repair, plus some additional for re-grating. Motion made to replace the window well. The motion passed unanimously.

Wildfire Mitigation Plan – Board discussed ongoing mitigation efforts, pruning, soffit vent replacements, Zone 0 guidelines as in California (structure defense component - nothing combustible within 5 feet surrounding structures, including decks and patios.) Derek Patterson mentioned new Regional Building rules– for replacement of decks, owners can use wood framing but everything else must be synthetic. Discussion about changing deck requirements, use of propane gas grills in HOA rules (need to open for HOA members to discuss and vote on rules changes.) Motion on change to HOA rules for deck replacements, unanimous vote to change.

Tree Removal: Discussion about tree removal and the implementation of mitigation efforts over a 3-year span of time (2025, 2026 and 2027, 3 phases, 1 phase per year. There was discussion on a bid from Front Range Arborists for \$3,440 to perform tree/ brush trimming in Phase 1. Motion on bid, approved unanimously.

Propane Grills – Two board members indicated they and other owners would be opposed to prohibition on use of propane grills. Frank Hibbitts mentioned that even though it is unpopular, many insurance policies are now requiring no use of propane grills on property, and that grills must be 5-15 feet away from edifice. Derek Patterson mentioned that it may become a requirement in the next few years. Discussion about storage of propane tanks on property. Derek Patterson mentioned that there are no current guidelines or rules on storage. Discussion about informing the community about future changes.

Window ACs – Owner asked if change could be made to extend time for window AC use from October 10 to later in October. Board agreed not to change time.

South Street Pan (pg. 52) – \$5,250 plus \$2,200 for project to be done well. Motion made and approved. Derek Patterson hopes to have this work complete in winter 2025.

Reimbursement- HOA reimbursed \$7,668 for full and final property damage for CM Robinson Contracting and Heidi Robinson (insured.)

Newsletter – Board reviewed draft of Summer 2025 newsletter and contents. Newsletter to explain and list out 2025 possible projects so that homeowners are apprised of the work to be done, and what the HOA is doing. Agreement to change some of the approximate timelines for certain projects.

NEW BUSINESS:

Sweeping Bid – Motion to approve bid – unanimous approval.

Variance Request – Medical variance for window AC for main floor for Unit 6265, Memorial Day through October 2025. Discussion about requiring that AC be installed professionally for aesthetics and safety. Request approved.

ACC deck request 6117 – Owner wishes to install synthetic deck, use fiber-on moringa brown. Request for approval to install a synthetic deck. Discussion about type of material and color needed to be able to approve or deny. Derek Patterson will confirm with the owner and place it in the ACC folder for owners to reference. The board approves the owner's request. Discussion about making the pre-approved materials and colors listed on HOA's website for owners to review and easily access.

Email from Janet Graverson, Board Member – Janet Graverson suggested in an email that the notice board at one of the community entrances should be removed since it is not in use. The board provided feedback on the notice board. What can we use it for? Classifieds? No resolution but agreement that it may make sense to remove.

Discussion about loss of grass in certain areas of the community, and possibility of replacement of grass to rock landscaping – board members discussed preferences for renewing grass and caring for bald spots.

Email from Ime Lopez, Board Member - Ime Lopez raised suggestions for community building projects including summer or fall food truck events and installation of a Little Library in the community. Discussion about the feasibility of securing enough community participation for a food truck event. Food trucks would need a guarantee of a certain amount of sales. Derek Patterson suggested a picnic or BBQ event in the grassy area in the center of the community. Discussion on logistics of seating, etc. Ime Lopez to research and provide more details on Little Library for future meetings.

Meeting Adjourned.

Ime Lopez

Ime Lopez
Board Secretary