DELMONICO TOWNHOMES ASSOCIATION, INC.

Board of Directors Meeting Minutes

May 26, 2026

The Board of Directors meeting was held at Fire Station 18. The meeting was called to order at 5:30 PM.

Present at the meeting were:

Carolyn Moyer	President
Ime Lopez	Secretary (via Zoom)
Janet Graverson	Director at Large
Frank Hibbetts	Director at Large (via Zoom)
Liz Klingensmith	Director at Large
Derek Patterson	Property Manager
Carrie Junell	Homeowner, Unit 6075

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

OWNER'S FORUM / HEARING(S):

There were no hearings, and no requests were submitted.

OFFICER REPORTS/ MINUTES:

The January 28th, March 24th, and April 29th meeting minutes were unanimously approved.

FINANCE REPORT:

Mr. Patterson reviewed the financial reports through the end of April 2026.

The **AGED** report was reviewed.

> It was noted that a mortgage lender initiated a foreclosure sale, which is set for June 10th, and has priority.

MANAGER'S REPORT:

The 2026–2027 Project List was reviewed.

> The Board noted ongoing and future maintenance priorities, including wildfire mitigation Phase II; window well evaluations and replacements; concrete projects; and the 2026 painting cycle.
>
> Historically, the HOA has replaced about seven (7) window wells per year. The Board reviewed updated evaluations and identified the most severe "Level 5" window wells as the highest maintenance priority. The estimated replacement cost is approximately $3,500 per well. The Board discussed prioritizing window wells over less urgent projects to reduce the risk of basement flooding and additional damage. Updated specifications now include improved grading and drainage work to prevent recurring failures. Some owners have requested well replacement (marked in red), but it was noted that a request does not determine priority – the physical condition does.
>
> A motion was made to approve the replacement of eight (8) window wells from the list. (Including Mr. Hibbits's window well so the patio can be updated.) The motion carried 5-0 in favor.

The Phase II wildfire mitigation tree work will be put on hold and reevaluated in the fall. The Board acknowledged wildfire mitigation remains important but agreed that failing window wells currently present a more immediate financial and maintenance risk.

A motion was made to approve the painting of all existing wood (teal colored) window wells, which was not in the original bid, with a total cost of $3,900.00, which will be funded from Reserves. The motion carried 5-0 in favor.

OLD BUSINESS:

Paint Cycle Survey Results: The Board reviewed owner survey responses regarding a proposed exterior color change for the community.

Survey participation was discussed as relatively strong compared to prior HOA surveys. Results showed mixed opinions regarding changing the community color scheme. Some owners supported modernization and updated colors. Other owners preferred retaining the existing green and red color scheme.

Significant concerns were raised regarding additional owner expenses for repainting or repairing owner-maintained rear structures, decks, railings, and fences.

The Board discussed potential new costs for repairs and repainting rear patio/deck/fence items for roughly fifty (50) owners.

The Board generally agreed that [1] Additional communication is needed with affected owners; [2] Existing owner-maintained structures still require repair and maintenance regardless of color decisions;[3] The current paint cycle may proceed under the existing color scheme while additional owner input and enforcement considerations are reviewed and implemented; [4] The Board agreed to explore 2–3 additional door colors that complement the existing palette for approval prior to beginning of paint cycle. Derek will gather photos and create mockups.

A motion was made to keep the existing paint colors (teal green and front doors). The motion carried 3-2 in favor. It was agreed to pursue additional entry door colors.

The owner of Unit 6343 applied to join the Board to fill a vacant term. A motion was made to appoint Mr. Wagner to the Board, with the term expiring in 2027. The motion carried 5-0 in favor.

The owner of 6343 asked for reconsideration of a previously denied dog-run fence in the rear yard. There is a continuing problem with dog waste behind this building, impacting homeowners in that area.

It was agreed to allow the fence in the grass temporarily, while the HOA works to identify which unit(s) are allowing their pets in this common area and are not picking up the pet waste. It was agreed to purchase a game camera and signs to help identify violators in this area.

NEW BUSINESS:

Mr. Patterson reviewed bids from Apex Waste and Republic Services for trash removal services. It was greed to remain with Apex Waste due to satisfactory service and minimal price difference.

Mr. Patterson briefed the board on new legislation, HB 26-1099, which does not require any HOA action at this time. Also, a new legal mechanism allows for court-approved Bylaw quorum reduction.

The owners of Unit 6224 submitted a request to have a $20.00 administrative fee removed for a violation notice they received. After discussion, a motion was made to deny the request, which carried 5-0 in favor.

ADJOURNMENT:

The next meeting (pre-budget) will be held on July 28, 2026.

The meeting adjourned at 7:01 pm.

Ime Lopez

Ime Lopez
Board Secretary