

DELMONICO TOWNHOMES ASSOCIATION, INC.

Board Meeting Minutes

July 28, 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 (appeared via Zoom)
Janet Graverson	Director at Large
Frank Hibbetts	Director at Large
Liz Klingensmith	Director at Large
Derek Patterson	Property Manager
Excused Absence: Jonathan Wagner	Director at Large

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

OWNER'S FORUM / HEARING(S):

No requests were submitted, and no Hearings were held.

SECRETARY'S REPORT:

The June and July Board meeting minutes were approved as submitted.

FINANCE REPORT:

The May 31st and June 30th financial reports were reviewed. The status of payments for the Painting Cycle Special Assessment was reviewed.

AGED REPORT:

The current amount due is \$47,270.20, which includes all past-due Special Assessments (\$9,952.32). Three (3) owners are on approved payment plans.

Unit 6355 – Collection / Deceased Owner: It was noted the owner passed on June 17, 2026. This home was already in Collections with a law firm, and the foreclosure was on hold pending monthly payments. The Board discussed post-mortem procedures for the unit - securing the property, obtaining a locksmith, and arranging for an appropriate inspection of the premises for biohazard, odor, food, and other immediate health or safety concerns. It was agreed to enter the home on an emergency basis to determine the items noted above, and those fees will be added to the owner's account. Ms. Lopez checked the Colorado court case management system and reported that no probate filing was located for the owner. A motion was made to proceed in the collection process with a foreclosure action, which carried 5-0 in favor. A resolution was signed.

MANAGER'S REPORT:

The 2026–2027 Project List and ongoing maintenance priorities were reviewed. There are eight (8) window wells approved to be replaced. It was reported that a well flooded a basement room at 6303 Colony Circle, which has a wood well. After a discussion, a motion was made to replace both wells (corner area), which carried 5-0 in favor.

OLD BUSINESS:

The owners of Unit 6158 asked to have their assigned space moved to another guest space. Documentation was reviewed. It was noted that more Guest parking placards are needed and a custom Guest – Compat Car sign will be installed for this request. After a discussion, a motion was made to approve moving the assigned space, which carried 5-0 in favor.

The draft 2027 budget was reviewed, which showed a shortage of \$8,039.00 with the dues at \$233.00. All line items were reviewed with a question-and-answer period. The current CPI is 3.5% and 5% for Metro-Denver. It was noted that the garage rental fee should be increased by \$5.00 a month. It was noted that additional funding needs to be added for Reserves. A motion was made to increase the dues by ten percent (10%) increase or \$23.00 a month, which would balance the budget. The motion carried 5-0 in favor. A separate Budget Ratification meeting will be held next month.

NEW BUSINESS:

A bid was reviewed to replace two (2) different trip hazard sidewalk areas, near Unit 6343 and three sections in front of 233 Hargrove. A motion was made to approve both areas, which carried 5-0 in favor.

Mr. Patterson reviewed three (3) bids for tree health: 1) Deep root watering and fertilization of 50 Norway Maple trees, 2) Pruning dead material in numerous locations, and 3) Crown cleaning [removing dead/declining/hazard limbs to fifty-three (53) trees primarily in front of the homes. It was agreed to place item #2 on hold until after January 2027. A motion was made to approve items #1 and #3, which carried 5-0 in favor.

Ms. Lopez reported recurring outdoor smoking in the vicinity of her home and concerns about smoke entering neighboring residences. The Board discussed addressing documented smoke migration through the Association's nuisance provisions when the location responsible can be identified.

Ms. Lopez raised concerns regarding outdoor rodent activity in the community. The Board discussed reports of rodents near porches, steps, and surrounding areas and whether the issue falls within the Association's pest-control responsibilities. No further action was taken.

ADJOURNMENT:

The meeting was adjourned at 7:02 PM. The next scheduled Board meeting is September 22, 2026.

Ime Lopez

Ime Lopez
Board Secretary