

DELMONICO TOWNHOMES ASSOCIATION, INC.

2025 Budget Meeting Minutes

September 23, 2025

The meeting was held at RowCal's office and provided by telecommunications (Zoom). The meeting was called to order at 5:30 PM. Present at the meeting were:

Carolyn Moyer	President
Jana Frey	(by Zoom) Vice President
Eme Lopez	(by Zoom) Secretary
Frank Hibbitts	Treasurer
Janet Graverson	Director at Large
Liz Klingensmith	Director at Large
Derek Patterson	Property Manager

Prior to the meeting, a meeting notice was emailed and mailed to the members with information on the proposed 2026 Budget.

A total of ten (10) Directed Proxies were received, and there were five (5) owners present.

The floor was open to discuss next year's proposed budget and resulting dues increase. A question-and-answer period followed. The 2026 Budget was passed in the absence of a majority of no votes.

Mr. Patterson asked if the five (5) HOA owned garage leases could be amended so they all expire in December each year. The request was approved.

The Annual Meeting date was set for October 29th, 5:30 at Fire Station 18. The 2026 meeting calendar was reviewed and approved. Meetings for 2026 will be held at Fire Station 18 at 5:30 PM.

Mr. Hibbitts reviewed an ACC request for his rear patio rejuvenation which would require the wooden window well to be replaced in conjunction with the work. A motion was made to approve the request and the replacement of the wood well next year; which carried 6-0 in favor.

It was noted that \$58,889.88 is still owing for the 2025 Roofing Special Assessment, which is due on 10-1-25.

A fall email newsletter will be issued soon.

It was noted the trash continues to have illegal dumping and excess left on the ground. An additional pickup day was added by Apex Waste and it was agreed to have the enclosures inspected every 2-weeks to remove anything on the ground.

There being no further business, the meeting was adjourned at 6:48 PM.



Derek Patterson
Property Manager