

DELMONICO TOWNHOMES ASSOCIATION, INC.

General Membership Annual Meeting Minutes

October 25, 2023

The meeting was held at the Rockrimmon Branch Library and was called to order at 5:31 PM.

Present were as follows:

	Iona Lee	Vice President
	Jana Frey	Treasurer
	Frank Hibbitts	Director at Large
	Peggy Pryde	Director at Large
	Derek Patterson	Property Manager
Excused Absences:	Liz Klingensmith	Secretary
	Carolyn Moyer	Director at Large

A notice was issued by mail and email prior to the meeting with information on the 2024 Budget and Annual meeting. The meeting was also conducted by telecommunications (Zoom).

It was noted that Ms. Stearns resigned from the Board as she is selling her home.

Homeowners Present:

A quorum was not present [36 required]; a total of thirteen (13) homes were represented with one (1) home by directed vote, one (1) Proxy, and eleven (11) in person. The Board continued with the meeting, although a quorum was not present. Mr. Patterson conducted roll call.

The Board of Directors, RowCal, and members present introduced themselves.

The previous year's meeting minutes were approved as submitted.

Mr. Patterson presented the **Finance Report**.

The 2024 budget was discussed, emphasizing insurance and the renewal for 2023-2024. A question-and-answer period followed. The 2024 budget was approved as submitted with a new dues increase.

Mr. Patterson presented the **President's Report** in Ms. Stearns' absence.

There was a discussion on this year's roofing special assessment; eight (8) buildings have new roofs. At this time, not all owners have paid the assessment, leaving two (2) buildings incomplete. Ideally, the Board hopes to collect the fees versus borrowing the funds from the Reserves. It was noted there are plans to impose a second special assessment for 2024, and current pricing will be obtained in January to better budget for the next set of buildings (hold a meeting in March) and there will be a six-month timeline to pay the fee.

Election of Directors:

Due to there not being a quorum, an election could not be conducted. Three (3) terms are up for election. Ms. Moyer and Mr. Hibbitts agreed to run for another term. The floor was open for volunteers. Ms. Graveson and Ms. Lopez volunteered to serve. The four volunteers were appointed to the Board.

Old / New Business:

There was a discussion on the Board meeting schedule for 2024, and it was agreed to move the February meeting to January.

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



Derek Patterson
Property Manager