

DELMONICO TOWNHOMES ASSOCIATION, INC.
Special Board of Directors Meeting Minutes
November 21, 2022

A special Board of Directors meeting was held by telecommunication. The meeting was called to order at 6:01 p.m.

Present at the meeting were:

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

This meeting was called to review owner feedback regarding the proposed Special Assessment for 2023 for new roofs. There were eighteen (18) owners who provided input. Mr. Patterson reviewed all of the comments (which were previously emailed to the Board).

After discussion, a motion was made to keep the payment term at eight months, beginning in January or February (depending on contractor selection), which carried 6-0 in favor. Additional reroofing bids are being sought, with the vendors being randomly chosen. Ten buildings would be reroofed in September and October of 2023.

Mr. Patterson will inquire if there is enough signal strength to hotspot for Zoom use for future Board meetings at Fire Station 18, as there is no public or City Wifi at that facility. It was further agreed to issue a meeting reminder with the agenda via email for future meetings, and the 2023 meeting schedule is already on the website.

A second letter will provide the final details for the 2023 Special Assessment.

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



Derek Patterson
Property Manager