

DELMONICO TOWNHOMES ASSOCIATION, INC.
Board of Directors Meeting Minutes
February 22, 2023

A Board of Directors meeting was held by telecommunication (Zoom) versus in person due to a snowstorm. This meeting was called for a meet and greet with RowCal representatives at their office to discuss a new contract after purchasing Z&R.

The meeting was called to order at 5:30 p.m.

Present at the meeting were:

Beth Stearns	President
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

Mr. Codey Bolte, VP of Management with RowCal, was present to discuss the contract and answer any questions. He provided the history of how RowCal was started and their general business principals and methods. The contract would be effective April 1, 2023, but they need 30 days before onboarding the current Association files/documents.

The contract was reviewed with emphasis on Exhibit A (Services Addendum - Administrative Fees). All line items were discussed along with a question-and-answer period.

Mr. Hibbitts reviewed a list of items he would like the Board to consider for agendas, meeting schedules, meeting minutes, financials, and Reserves.

There being no further business, the meeting was adjourned at 6:35 p.m.



Derek Patterson
Property Manager