

Delmonico Townhomes Association, Inc.

Board of Directors Meeting Minutes

April 22nd, 2021

Due to the COVID-19 Safer at Home order, the Board of Director's meeting was held by telecommunication and called to order at 6:00 p.m.

Present at the meeting were:

Beth Stearns	President
Iona Lee	Vice President
Liz Klingensmith	Secretary
Jana Frey	Director at Large
Derek Patterson	Property Manager

A Board packet was issued by email before the meeting.

Owner's Forum / Hearing(s):

There were no Hearings.

Secretary's Report:

The October Annual meeting minutes were reviewed with no changes.

Finance and Manager's Report:

Total assets as of March 31st are \$83,938.40 with \$57,769.08 in Reserves. Operating expenses were \$5,871.00 under budget for the year. Reserve funding is short by one month (due to snow removal fees being over budget). The Income and Expense Comparative and History of Checks reports were reviewed.

The Aged Receivables report was reviewed.

The updated Top 10 List was reviewed.

Updated pricing is being sought for milling/paving the streets (minus the parking spaces) for the southern half of the community. It was noted there was no documentation found regarding the entry easement for Optum, for any cost sharing of the road work.

Seven more window wells are being replaced, per the schedule.

A few new trees are needed, and they will be installed in late May, early June.

The updated 5-Year Reserve Expense Projection spreadsheet was reviewed.

Old / New Business:

The insurance reimbursement check for the fence damage was received, but it was made payable to Derek Patterson (2-10-21). Mr. Patterson obtained a new bank check, made payable to the HOA, which was then deposited into the Reserves.

There was discussion on possibly having a pet waste pickup service for the Common Areas. Pricing will be obtained.

There was discussion on the age of the roofs and what the plans are for replacement, outside of a hailstorm and insurance claim. In the absence of a claim, the roofs would need to be replaced by a Special Assessment where any Loss Assessment coverage would not qualify.

A water shut-off valve was found to be inoperable at Unit 229 Hargrove; repairs are scheduled.

Mr. Patterson updated the Board on a recent interior water leak at 6134 Colony. The Association checked the roof, stucco, and a window well with no noted problems. The rear patio slab is believed to be the source of the leak (cold joint in the basement floor) as the patio is broken and sunk about 6" and pools water. The owner was informed of repair options.

It was agreed to issue a summer newsletter with updates on the road work, and the open board position, etc.

A copy of the owner directory was included in the Board packet.

The resident of 6070 Colony Circle had her garage door broken into, using the break-away cord. She inquired if a manual locking handle/bar could be installed and if the Association would pay for it. The request was approved for reimbursement.

The next meeting will be on June 24th and it is unknown if by telecommunications, email, or in person. If in-person, a new meeting location will be sought.

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



Derek Patterson
Property Manager