

# DELMONICO TOWNHOMES ASSOCIATION, INC.

## Board of Directors Meeting Minutes

May 9, 2022

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The Board of Director's meeting was held at Fire Station 18 in the community meeting room and called to order at 6:00 p.m.

Present at the meeting were:

	Iona Lee	Vice President
	Jana Frey	Treasurer
	Carolyn Moyer	Director at Large
	Derek Patterson	Property Manager
Excused Absences:	Beth Stearns	President
	Liz Klingensmith	Secretary

Before the meeting, a meeting packet was mailed to the Board.

### **Owner's Forum / Hearing(s):**

There were no Hearings. The resident from 135 Iveystone Court briefed the Board on a reported poor customer service experience with Z&R's reception staff over the weekend. She further stated she would be willing to help with planning/organizing future community events (Welcome Committee, Food Trucks, etc.). The owner was asked to follow up with the owner of Z&R regarding the incident and report back to the Board.

### **Secretary's Report:**

The September Annual meeting minutes were reviewed with no changes, and the September and April 2022 Board meeting minutes were approved with one correction.

### **Finance and Manager's Report:**

Total assets as of March 31<sup>st</sup> are \$106,547.41 with \$70,741.51 in Reserves. Operating expenses were \$8,600.51 over budget for the year (primarily due to Snow Removal fees). Reserve funding is on schedule. The Income Statement and Cash Disbursement reports were reviewed.

The Aged Receivables report was reviewed.

The updated Top 10 List was reviewed.

Updated pricing was obtained for the milling/paving of the south portion of the community (minus the parking spaces), roughly \$7k more than last year. The street project will be placed on hold pending additional Reserve funding and Special Assessment funding from the December windstorm.

The last seven severe condition window wells are on hold pending funding.

The irrigation backflow device was stolen in mid-April. Mr. Patterson had a new concrete pad and steel cage installed to protect the new device.

**Old / New Business:**

The guest parking map was reviewed.

The window well replacement map was reviewed, which shows the 21 worse condition wells (rated as severe) in the community; 7 are left to complete this 3-year project. There are 34 wells rated at moderate, and the rest had no visible signs of any deterioration. The new wells are powder-coated white steel, and some are larger due to the City code.

Mr. Patterson reviewed a new database he built showing reports of guest parking violations in the community. Some of the vehicles have been identified, and some have not. A new towing contract was signed with Collins Towing for Association use.

The next meeting will be on June 23<sup>rd</sup>.

There being no further business, the meeting was adjourned at 7:50 p.m.



Derek Patterson  
Property Manager