

DELMONICO TOWNHOMES ASSOCIATION, INC.
General Membership Annual Meeting Minutes
September 23, 2021

Due to the COVID-19 guidelines and public meeting rooms being closed, the Board of Director's meeting was held by telecommunication (Zoom). The meeting was called to order at 6:02 PM.

Present were as follows:

Beth Stearns	President
Iona Lee	Vice President
Jana Frey	Treasurer
Derek Patterson	Property Manager

Homeowners Present:

A quorum was not present [36 required]; a total of eleven (11) homes were represented with three (3) homes by directed vote, three (3) homes by proxy, and five (5) owners by Zoom. The Board continued with the meeting, although a quorum was not present. Mr. Patterson conducted roll call.

The previous year's meeting minutes were approved.

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

The 2022 budget was discussed, emphasizing insurance and the proposed renewal for 2021-2022 that is significantly over the budget estimate, roughly \$14k more. Other carriers are being actively sought as the renewal date is October 9th. The 2022 budget was approved as submitted with a new dues increase.

Ms. Stearns presented the **President's Report**.

Election of Directors:

Due to there not being a quorum, an election could not be conducted. There are two (2) terms up for election and one vacated term. There were four volunteers. The Board will appoint all new members.

Unfinished Business:

The floor was opened for general discussion.

There being no further business, the meeting was adjourned at 6:20 p.m.



Derek Patterson
Property Manager