

**DELMONICO TOWNHOMES ASSOCIATION, INC.**  
**General Membership Annual Meeting Minutes**  
**September 22, 2022**

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The meeting was held at Fire Station 18 Community Room and was called to order at 6:06 PM.

Present were as follows:

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

**Homeowners Present:**

A quorum was not present [36 required]; a total of ten (10) homes were represented with six (6) homes by directed vote. The Board continued with the meeting, although a quorum was not present. Mr. Patterson conducted roll call.

The Board of Directors, Z&R, and members present introduced themselves.

The previous year's meeting minutes were approved as submitted.

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

The 2023 budget was discussed, emphasizing insurance and the proposed renewal for 2022-2023, which is significantly over the budget estimate. Other carriers are being sought, as the renewal date is October 9<sup>th</sup>. The 2023 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. Two (2) terms are up for election, and one vacated term. There were four volunteers. The Board will appoint all new members. It was noted the Bylaws provide for no less than 3 members and no more than 9. Discussion followed, and it was agreed to increase the number of members to 7.

**Unfinished Business:**

The floor was opened for general discussion. Mr. Patterson reviewed the Board's initial plan for a future Special Assessment to pay for new roofs, a two- or three-year project (an assessment each year). Being the roofs are reaching their useful life, it's believed this is a primary reason for the increased insurance renewal rate [trying to confirm that currently].

Other bids were sought, and they were significantly higher than the Traveler's renewal. Many carriers denied bidding due to the community being located in a wildfire area, not having internal fire suppression systems, the HOA allowing rentals, wind and hail exposure, habitational risks for Colorado, or having Polybutylene piping. It was agreed to renew with Traveler's at this time and proceed with gathering more information on a future Special Assessment.

There was an open floor for discussion on the proposed roofing replacement project, with a question-and-answer period.

There was a discussion on the Board meeting schedule for 2023, and it was agreed to meet on a Tuesday at 5 PM, whether in person or by Zoom. Mr. Patterson will finalize the exact schedule.

There being no further business, the meeting was adjourned at 6:55 PM.



Derek Patterson  
Property Manager