

DELMONICO TOWNHOMES ASSOCIATION, INC.
Board of Directors Meeting Minutes
September 22, 2022

In accordance with the Bylaws, Section 4.7, the Board of Directors meeting was held by telecommunication. The meeting was called to order at 7:01 p.m.

Present at the meeting were:

Beth Stearns	President
Iona Lee	Vice President
Liz Klingensmith	Director at Large
Jana Frey	Director at Large
Carolyn Moyer	Director at Large
Frank Hibbits	Director at Large
Peggy Pryde	Director at Large
Derek Patterson	Property Manager

The following positions were established:

<u>Name</u>	<u>Office</u>	<u>Term Expiration</u>
Beth Stearns	President	2024
Iona Lee	Vice President	2024
Liz Klingensmith	Secretary	2025
Jana Frey	Treasurer	2025
Carolyn Moyer	Director at Large	2023
Frank Hibbits	Director at Large	2023
Peggy Pryde	Director at Large	2023

There was continued discussion on pursuing a special roofing assessment. Mr. Patterson will obtain updated information for a three-year plan and issue a community notice to gather owner input on the project. It was noted that the roof was installed in 1996 and is reaching its useful life expectancy. The current wind and hail percentage of 5% (a \$1,033,279.00 deductible) is more than the average replacement cost for just the asphalt shingle portion of the roofs.

It was unanimously agreed, 7-0 in favor, to issue Mr. Patterson a \$500.00 bonus for 2022.

There being no further business, the meeting was adjourned at 7:28 p.m.



Derek Patterson
Property Manager