

DELMONICO TOWNHOMES ASSOCIATION, INC.

General Membership Annual Meeting Minutes

November 4, 2010

The Annual Meeting was held at the Rockrimmon Branch Library. The meeting was called to order at 6:34 p.m. Present at the meeting were:

Priscilla Brickell	Vice President
Jerry Johnson	Secretary
Michelle Cadwalader	Treasurer
Iona Lee	Director at Large
Derek Patterson	Property Manager

Homeowners Present:

A quorum was not present [36 required]; a total of nineteen (19) units were represented with twelve (12) units in person and seven (7) units by proxy. Ms. Brickell opened the meeting by introducing the Board and Z & R. Mr. Patterson conducted roll call and certification of proxies at the door. A motion was made to waive the reading of the previous year's meeting minutes which carried unanimously. A copy of the minutes was available for members to read.

Ms. Cadwalader presented the **Finance Report**.

She reviewed a financial handout (below) for the year end status for 2009 and the 2010 year to date Operating Expenses. Questions were taken from the floor.

- The Association ended 2009 being 5.91% over budget on Operating Expenses, roughly \$7,308.32;
- The Reserve Balance was funded a total of \$57,510.00;
- The Total Assets balance in December was \$220,348.87 with a Reserve balance of \$206,108.83.

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- Through September 2010: the Association is 13.5% over budget on Operating Expenses, \$12,706.00;
 - there are a few line item expenses that make up the overage, Bad Debt of \$4,863.00; Sprinkler Repair \$2,027.00; Gutter Repair \$2,325.00; General Maintenance \$3,058.50 – for vandalism to the bike storage area, perimeter fence and trash enclosures.
 - The Reserve Balance has been funded a total of \$46,008.00;
 - The Total Assets balance is \$174,418.77 with a Reserve balance of \$163,027.95;
 - Other income sources: (Operating interest, late fees, NSF charges, fines) \$2,078.00;
 - Interest earned on Reserve Accounts for 2010: \$628.00.

The following are some of the more common Operating Line items from the 2010 budget (Money spent from Jan. through September). Here is what was spent versus the 2010 Budget:

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|--|------------|---|------------|
| - Administration Fees: | \$3,858.00 | / | \$4,600.00 |
| -- All printing, letters, postage, faxes, envelopes, emails, any paperwork, handouts, newsletters, Board packets, corporate report, deposit slips, copies of CC&R's. | | | |
| - Electric: | \$1,006.00 | / | \$1,800.00 |

- Pays for all common area lights, carports, streetlights and the sprinkler system.
- **General Maintenance and Repair:** \$6,955.00 / \$3,800.00
 - Yearly flow testing of the fire hydrants, color-coding;
 - Repairs to the dumpster enclosures, bike storage area and perimeter fencing;
 - Repairs to the buildings, front wooden handrails, new shutters;
 - Painting of speed bumps;
 - Installation of new signs, filling dog pet pick up stations;
 - General repairs to the exterior of the homes;
- **Insurance:** \$22,595.00 / \$30,717.00
 - Property Coverage at \$19.4 million, General Liability, Fidelity "Crime", D & O "Directors and Officers", and a Worker's Compensation policy.
- **Lawn Contract:** \$7,360.00 / \$11,640.00
- **Light Maintenance:** \$1,363.00 / \$650.00
 - Repairs to the Common Area lights, streetlights
- **Roof Repair:** \$375.00 / \$1,400.00
 - Costs for roof issues, leaks, blown off shingles, sealing vents, etc.
- **Snow Removal:** \$4,369.00 / \$6,000.00
 - Billed on a T&M basis, 2" minimum other than extended periods of cold, checking for ice and sand/salt.
- **Sprinkler Repairs:** \$3,152.00 / \$1,500.00
 - Normal replacement of worn heads, sand in valves. We had 2 underground breaks early this year.
- **Trash:** \$7,410.00 / \$9,432.00
 - Contracted monthly amount plus extra for illegal dumping, bear damage and removal costs for hazardous chemicals, furniture, etc.
- **Tree Maintenance:** \$3,640.00 / \$5,200.00
 - Chemical treatments for insects, removal of diseased Aspens, corrective pruning.
- **Water:** \$9,568.00 / \$14,800.00
 - Pays for all common area sprinkler use.

2010 Reserve Projects / or Expenses: (conducted from January to September)

- Remaining balance on carport improvements \$6,176.00
- Upgrades and expenses for the bike storage area \$3,360.03
- 2 new stone entry signs \$1,879.50
- Legal expenses for 5 HOA Garages \$6,000.00
(Ownership and use / easement issue)
- New lighting for each entry sign \$1,240.00
- Concrete street drain pan (2 year plan) \$29,271.00
- Street repairs, sealing, crack fill, painting \$35,576.00
(Extensive remove and replace work roughly \$18k)
- New window well "wooden" \$470.00
- Concrete work at 6066 \$2,100.00
- Water leak damage (remediation/restoration) \$6,617.40

Ms. Brickell presented the **President's Report**. The following were accomplishments and information for 2010:

- In April 2010, new bicycle storage area Rules were created;
- The HOA website is being used and is a great tool for sharing/obtain information. So far the total hits are 5289 (www.delmonicohoa.com);
 - The website was created in February 2006;
- The yearly community picnic and garage sale events were successful;
 - the roll-off dumpster was on site for 1 week to aid in clean-up;
- At the beginning of the year, the new gutter/drain system was finished on all of the carports;
- The street sealing and concrete projects were successful – no problems were encountered;
- The trees along Delmonico were planted by the City of Colorado Springs;
- The Board added a “summer” pruning due to the growth of plant material;
- All of the gutters/downspouts were cleaned in August;
- 2 new stone entry signs were installed with new lighting and sealed to prevent vandalism;
- New recycling “roll-off” containers were added and better marked to prevent contamination of recycling items;
- The dumpster enclosure gates had new “springs” added to aid in closing the doors;
- The 2011 Budget is the 3rd year for no dues increase (\$10 limit that the Board would not increase for at least 3 years – was met successfully).
- The Owner rear patio/deck maintenance and inspection project is under way and repairs must be completed by July 15, 2011.

Election of Directors:

Due to there being no quorum, an election could not be conducted. There are two (2) terms up for election. Mr. Krause and Mr. Johnson's terms are expiring and both stated they are willing to serve another term. The floor was opened for nominations. Ms. Wedler volunteered to serve. The Board will appoint the new members.

Unfinished Business:

The floor was opened for general discussion. Items discussed were (parking violations, towing procedures, problems with wildlife, security patrols, suggestions for improved lighting at the carport areas, illegal dumping in the trash areas, street sweeping, the status of the 5 garages and concerns about trespassing, vandalism and wildlife issues with no east perimeter fence).

There being no further business, the meeting was adjourned at 7:25 p.m.


Derek Patterson
Property Manager