

Delmonico Townhomes Association, Inc.

Board of Directors Meeting Minutes

August 23, 2011

The Board of Directors meeting was held at the View Point Senior Living Community, 555 South Rockrimmon Blvd. The meeting was called to order at 6:00 p.m. Present at the meeting were:

Michelle Cadwalader	President
Iona Lee	Secretary
Carrie Bentley	Director at Large
Derek Patterson	Property Manager
Christina Leal	122 Iveystone Court
Absent: Priscilla Brickell	Treasurer

Secretary's Report:

The June Board meeting minutes were approved as submitted. There was no July meeting.

Ms. Leal stated she was interested in serving on the Board. A motion was made to appoint her to the vacated term that expires in 2013. The motion carried 3-0.

Owners Forum / Hearings:

None.

Treasurer's Report:

Total assets as of June are \$201,728.49 with \$186,763.19 in Reserves. Operating expenses are \$353.00 under budget. Reserves were funded for the month. The Income and Expense Comparative and History of Checks reports were reviewed.

Total assets as of July are \$205,457.64 with \$159,007.04 in Reserves. It was noted that some of the July expenses were entered in July but paid in August; that's why the balance of \$33,562.93 is showing for Accounts Payable – Net Total. Operating expenses are \$1,513.00 over under budget. Reserves were funded for the month. The Income and Expense Comparative and History of Checks reports were reviewed. The Aged Receivables report was reviewed.

Manager's Report:

The updated Top 10 list was reviewed.

The current bicycle storage listing was reviewed; nineteen (19) codes have been issued.

Old / New Business:

There was discussion about changing the Rules to allow for window mounted air conditioners on a restricted basis. A sample draft was reviewed. A motion was made to submit for comments from the membership for these units for the next meeting. The motion carried 4-0.

It was noted the fine payment agreement with Unit 6023 was satisfied.

The owner of Unit 6071 submitted a request to appeal fines previously issued in June. Correspondence was reviewed. A motion was made to remove the \$100.00 fine "if there are not repeat violations" for the rest of the year and the original \$75.00 fine will stand as posted. The motion carried 4-0.

The owners of Unit 6075 submitted an email response to a dog fine they received in June. A response will be issued.

The residents of Unit 6023 submitted a request to perform maintenance and/or cleaning tasks in exchange for use of an Association garage. The request was denied.

It was agreed to issue a post card to notify the members of the two (2) garages for rent.

An inspection was completed of the rear decks, fence, handrails, steps, etc. The deadline to have these items repaired was July 15th. Several extensions were granted due to contractor scheduling. It was agreed to notify the remaining owners they have until September 23, 2011 to finish their repairs, staining, etc., or the Association will perform the work and bill the owner.

Mr. Patterson briefed the Board on his observations from a recent inspection noting problems with outdated landscaping, thin rock, overgrown landscaping, etc. Due to scheduling conflicts, Mr. Patterson and the landscaper will inspect the community and prepare suggestions/pricing via email with photographs of each project area.

A complaint was issued for Unit 6023 regarding a person shooting two (2) other juveniles with a pellet gun. A copy of the police report is forthcoming. A previous hearing was held for Nuisance Activities on June 28th, 2011. It was agreed this is a continued nuisance activity and the owner will be assessed a \$100.00 fine.

The current security patrol schedule was reviewed. Monthly reports will not be included in the packet unless there is an incident to report.

Homeowner correspondence and violation letters were reviewed.

There being no further business, the meeting was adjourned at 7:27 p.m. The next meeting will be September 27th, 2011 (Budget).


Derek Patterson
Property Manager