

**AMERICANA TOWNHOME ASSOCIATION
HOA BOARD MEETING MINUTES**

**MONTHLY BOARD MEETING, JANUARY 26, 2011
FLETCHER ROOM
AURORA MUNICIPAL BLDG.**

CALL TO ORDER:

The meeting was called to order at 5:34 PM by the Board President Anissa Ostermiller. Also present were Sonja Pridmore, Vice President; Robert Tomlin, Secretary/Treasurer, Tanya Grace, Managing Agent for Colorado Management & Associates Inc.

MINUTES APPROVAL:

Minutes from December meeting were approved.

MANAGEMENT REPORT:

Inspected 396 with Renewal Restoration, following claim closely.

Water leak at 336, Pipeline Plumbing was on the job.

Contacted Don Whitehead regarding insurance issues, copied whole insurance policy for Anissa.

Indian Summer has sent a proposal for deep root watering, to be brought up under New Business.

413 Unit A sale pending, work order and bids to be reviewed.

Gutter cleaning was completed by SPCS.

Brown Brothers has completed their concrete work at unit 478 S Memphis Way - C.

WORK ORDER REPORT:

WO# 127160—478 S. Memphis Way - C, completed

WO# 126738—Gutter cleaning completed

FINANCIAL REPORT:

A. Attorney Status Report: Delinquencies

B. Income and Expense Statements

C. Cash Disbursements

OLD BUSINESS:

Declaration revisions regarding insurance issues discussed. Actions decided as what next step should be are; get Master Association copy of Dec pages for insurance, and set up meeting with James Wilder, Attorney for clarifications and information on Dec pages.

NEW BUSINESS:

Motion by Sonja to accept bids from SPCS for roof repairs on 413 unit A, in the amount of \$ 1,265 and change, was second by Robert and passed.

Motion by Sonja and second by Robert to have Indian Summer deep root water was passed.

Motion by Sonja to approve the installation of a satellite dish, was second by Robert and passed.

ADJOURNMENT:

Board meeting adjourned at 7:25pm.

Robert Tomlin - Recording Secretary / Treasurer

Minutes Approved

