

**AMERICANA TOWNHOME ASSOCIATION
HOA BOARD MEETING MINUTES
MAY 30, 2012
AURORA MUNICIPAL CENTER - EAGLE ROOM, AURORA CO 80012**

CALL TO ORDER:

The meeting was called to order at 5:34 PM by the Board President Anissa Ostermiller. Present were Sonja Pridmore, Vice Present; Robert Tomlin, Secretary/Treasurer; Managing Agent for Suburban Property Management, LLC, Scott Hershey.

COMMUNITY MAINTENANCE ISSUES:

Roof repairs: 3 bids on repairing roof and gutter damage submitted. Board decided on Alliance Roofing to begin repairs as soon as possible.

Lighting repairs: Board decided on having Indian Summer Landscaping to repair lights.

Skunk problems: Have no further complaints to date, but are monitoring the problem.

In unit plumbing issues: It has come the attention to the board many of the units have older plumbing, mainly the valves that connect the water to your sinks, toilets, baths, etc. These valves are of a plastic that breaks down with age, and under to high a pressure, leaks or breaks causing flooding inside your unit and other units down from yours. This can cause extensive damage and high costs for repairs as well as higher insurance rates for unit owners. On Wednesday, the 30th a unit at 15999 sprung a leak under her sink which wasn't discovered until the floor was wet. Water from that leak ran down into the two adjacent units. The unit on the end received the most damage, with 4 to 5 feet of water in the crawl space, which resulted in complete destruction of the water heater and furnace. The plumbers on site said that the pressure regulator valve was defective or not working properly, because the water pressure coming into the unit was 100 psi, when it should have been 70 psi., and the older plastic valves could not stand the increased water pressure.

Therefore the board decided that we should send a letter to each unit owner, suggesting that you have your plumbing checked for older plumbing pipes and valves, and have the pressure regulator checked to see if it working properly, and have them replaced if necessary.

If there are many units that have these problems, it would be beneficial for unit owners to go together and hire one plumbing company to do the inspection and repairs as it may save some money for each unit.

If you need assistance from the HOA board in recommending plumbers, we would be glad to help. You might consider the plumbing company that took care of the problem at 15999 E Alaska Way.

DELINQUENT HOA DUES:

Pool Code: The issue here is that the Master Association will not give Americana Townhome residents the pool code, because they feel that we owe them past dues, for those units who have not paid their HOA dues. The dues to the Master Association (MA) is collected by us (ATH) in the amount of \$ 10.50 per month, which is included in ATH dues of \$176.50. The MA wants their \$10.50 from those units that do not pay their dues. The ATH is not going to pay the MA dues that we do not collect. Therefore, the MA refuses to give the ATH the code to the pool until we pay them their \$10.50 dues on units who do not pay their dues to ATH. Scott Hershey, property manager, has been in contact with Mr. Crigler of the Master Association to work out a solution, so those of you who pay your HOA dues can have access to the pool. Unless something can be resolved, it could become a legality issue.

ADJOURNMENT:

Board meeting adjourned at 7:00 pm.

Robert Tomlin - Recording Secretary / Treasurer

