

**AMERICANA TOWNHOME ASSOCIATION
HOA BOARD MEETING MINUTES
JANUARY 23, 2013
AURORA MUNICIPAL CENTER - FLETCHER ROOM, AURORA CO 80012**

CALL TO ORDER:

The meeting was called to order at 5:50 PM.

Present were Jenell Garrison, President; Sonja Pridmore, Vice Present; Robert Tomlin, Secretary/Treasurer; Chris Maes and Denise York, members at large; and Scott Dube', Managing Agent for Weststar Management Corporation.

APPROVAL OF ASSOCIATION DOCUMENTS:

November 28, 2012 minutes were read and approved by the board.

PRIOR MONTHS FINANCIALS:

Balance Sheet, as of November 30, 2012; Profit / Loss for January thru November 2012 were presented and discussed.

BUSINESS COMPLETED:

Early January walk thru inspection of property with new Weststar managing agent, Scott Dube', Jenell, Sonja and Robert. Of particular interest was maintenance of roofs, gutters, downspout drainage, dumpsters, and general appearance of units and grounds. New sign to be posted in mail box area, designating new management company's name and phone number. Also condition of mail boxes after break in has been noted and is the responsibility of the Master Association to repair mail boxes.

OLD BUSINESS PENDING:

Discussion on Master Dues pay plan for 2012. Motion was made by Robert to accept the pay plan, seconded by Chris, unanimous vote to accept.

As of January 1, 2013, Americana Townhomes will not be collecting Master Association dues. The Master Association will send each home owner a method of collection.

The dues for Americana Townhomes Association will be reduced from \$ 176.50 to \$ 166.00; the raised according to CPI standards of 1.4%; which comes to \$ 2.32. A motion was made by Jenell, seconded by Robert, to round off the CPI adjustment from \$ 2.32 to \$ 2.00, making our dues at 168.00 monthly, for the year 2013. The motion was passed unanimously.

Coupon books for monthly dues will be mailed before March 1, 2013. Late payment and interest fees will go back to what is stipulated in the association declarations; that is \$ 20.00 for late fees per month, plus 18% annual interest.

Monthly meeting times will change beginning with February meeting. Meeting will be from 6:30 pm to 8:30 pm, on the 4th Wednesday of each month. Meetings will be at the Aurora Municipal Center, check with information desk as which room.

ADJOURNMENT:

Motion by Chris to adjourn, seconded by Denise; voted unanimously. Adjourned at 7:25 pm.

Robert Tomlin - Recording Secretary / Treasurer:

