

February 27, 2013 Americana Townhome HOA Meeting

Meeting called to order at 6:56pm

Meeting adjourned 8:28pm

Meeting Attendants: Sonja Pridemore, Chris Evans, Jenell Garrison, Scott Dube with Weststar Mgmt Corp.

Old business

Meeting notes from January 23, 2013, were approved by the board.

Rocky Mountain Monitoring, was told not to monitor the condos, and to monitor the townhomes only. Scott Dube, will check with Rocky Mountain Monitoring, regarding reducing the monitoring of the townhomes down to 3 days per week. The master/condos will utilize a different monitoring company.

Financials

First payment made to the master association for back dues from 2012, was made on February 1, 2013. Remainder of payments will be made in installments until the balance owed is reached. However, the master is still owed \$10.50 for January 2013. The master must determine how they will collect the January 2013 dues for townhome owners.

Motion was approved by the board to approve the financials pending an audit.

The financial books were recreated for the townhomes.

Budget will be posted to the Weststar website.

Townhome taxes must be done. Approximate cost will be \$350.00.

Townhome HOA dues booklets were sent to townhome owners.

RBC wealth management account was closed. A money market account has been opened with City Wide.

A number of small accounts that owed back dues were written off due to the marginal amounts owed. Other accounts that have larger balances will be reviewed to determine if they should be sent to risk sharing or not.

Other Business

Mailbox sign will be installed during early March 2013.

Pool may not be open in 2013 due to budget constraints.

Multiple tenants and homeowners have complained about skunks. Skunk removal is the responsibility of the homeowner.

There is an open position on the board as one member has resigned.

The next annual meeting will be February 26, 2014.