

AMERICANA TOWNHOME ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

JANUARY 28, 2015

MINUTES

I. CALL TO ORDER

The regularly scheduled January 28, 2015 Board of Directors Meeting of the Americana Townhome Association, Inc. was called to order at 6:37 pm in the Lowry Room of the Aurora Municipal Building located at 15151 East Alameda Pkwy, Aurora, CO. Board Members present were Lotus Alexander, Anissa Ostermiller, and Sonja Pridmore. Monica Tillman. Linda Heersink and Monica Tillman were unable to attend. Jean Ronald, CMCA, AMS was present representing Weststar Management Corp.

II. OWNER FORUM

No owners in attendance.

III. APPROVAL OF MINUTES

Following review a motion was made by Anissa Ostermiller and seconded by Lotus Alexander approving the November 19, 2014 Board of Directors Meeting minutes as presented for the records. All Board members present voted in favor and the motion passed. This set of minutes will be posted on the community website for viewing and download.

IV. FINANCIAL BUSINESS

Monthly Financials – The December 31, 2014 Financials were presented and reviewed for the records. This monthly set of financials was accepted by the Board.

Delinquent Accounts/Attorney Status Report – The December 31, 2014 aging was updated and reviewed.

Insurance – For the record it was stated that the full insurance premium for the period from September 1, 2014 through September 1, 2015 was paid in full. A motion was made by Anissa Ostermiller and seconded by Lotus Alexander authorizing the opening of a third bank account for insurance savings in anticipation of next year's premiums with \$40,000 as the goal. All Board members present voted in favor and the motion passed.

V. OLD BUSINESS

Trash Enclosures – A motion was made by Anissa Ostermiller and seconded by Sonja Pridmore authorizing Indian Summer Landscape to refurbish/rebuild two more dumpster enclosures, both near the 396 S. Memphis Way building. All Board members present voted in favor and the motion passed.

VI. NEW BUSINESS

Rules & Regulations – Special Edition Newsletter – Following review and additions, the Special Edition newsletter was approved for distribution.

General Maintenance Issues/Barnes Custom Enterprises – It was stated that recent work orders for siding and gutter work were sent to Barnes Custom Enterprises for completion and evaluation of workmanship by this contractor.

Other – It was the general consensus of the Board to request the following work from Indian Summer Landscape:

- Check all wheel stops for hazards and repair as needed. Normal wheel stop repair and replacement will be listed for spring/summer scheduling.
- Lift (raise the skirts) of all pines and deciduous trees according the contractual limits.
- Request that Max and Vic of Indian Summer provide a priority list for mud jacking entry stoops to townhomes.

VII. CORRESPONDENCE

Correspondence reviewed.

VIII. ADJOURNMENT

There being no further business, a motion was made Anissa Ostermiller and seconded by Lotus Alexander to adjourn the meeting at 7:45 pm

Approved by



date 4/22/15