

AMERICANA TOWNHOME ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

APRIL 22, 2015

MINUTES

I. CALL TO ORDER

The regularly scheduled Board of Directors Meeting of the Americana Townhome Association, Inc. was held on April 22, 2015. The Meeting was called to order at 7:01 pm in the Lowry Room of the Aurora Municipal Building located at 15151 East Alameda Pkwy, Aurora, CO. Board Members present were Lotus Alexander, Linda Heersink, Sonja Pridmore and Monica Tillman. Anissa Ostermiller was unable to attend. Jean Ronald, CMCA, AMS was present representing Weststar Management Corp.

II. OWNER FORUM/OWNER HEARING

No owners were present at this meeting.

III. APPROVAL OF MINUTES

January 28, 2015 Board Meeting Minutes – A motion was made by Sonja Pridmore and seconded by Monica Tillman approving the January 28, 2015 Board Meeting minutes as presented for the records. All Board members present voted in favor and the motion was passed.

March 25, 2015 Annual Meeting Minutes/Notes – This draft was accepted for accuracy and will be approved by the membership at the 2016 Annual Meeting of the Members.

March 25, 2015 Board Meeting Minutes – Following review, a motion made by Lotus Alexander and seconded by Linda Heersink was made approving the March 25, 2015 Board Meeting Minutes as presented for the records. All Board members present voted in favor and the motion carried.

The above minutes will be posted on the Association website for viewing and download.

IV. FINANCIAL BUSINESS

Monthly Financials – The March 31, 2015 Financials were presented and reviewed for the records. This monthly set of financials was accepted by the Board.

Delinquent Accounts/Attorney Status Report – The March 31, 2015 Aged Receivable report was reviewed. A motion was made by Linda Heersink and seconded by Sonja Pridmore to write off \$6,900.15 to bad debt following receipt of bankruptcy notice for previous owner at 16206 E. Alaska Place #C. All Board members present voted in favor and the motion was passed.

Insurance – It was stated for the records that the insurance check for the Directors & Officers Policy was sent in the mail for signatures and posting to the Insurance Agent. The remaining policies for property, liability, fidelity bond and umbrella will renew September 1, 2015.

V. OLD BUSINESS

Wheel Stops – Indian Summer Landscape has completed the replacement of 12 wheel stop blocks and reset another 10 parking wheel stop blocks. It was the general consensus of the Board members to instruct Indian Summer to continue any and all repair work to wheel stops found out of place or missing.

Mudjacking – The mudjacking by Crackerjack Mudjacking at buildings 396 Memphis Way, 336 Memphis Way, and 366 Memphis Way was completed successfully.

Fence Repair – A motion was made by Sonja Pridmore and seconded by Linda Heersink ratifying the Board's email vote to replace the 7 broken fence posts and reattach old fencing as needed behind 16154 #B, #C, and #D.

Parking Lots – The Board requested bids for parking lot striping and lettering. There is a need to walk the property and compile a parking lot map showing lettering.

VI. NEW BUSINESS

Parking Spaces/Striping and Lettering – Two competitive bids were reviewed by the Board for restriping and lettering the parking spaces. There was a request to clarify additional charges for return visits to the community if required to complete the job due to vehicles not moved or other circumstances. In addition it was noted that the Master Association has plans to work on the roadways. This decision will be discussed further at the May meeting.

May 2015 Newsletter – The May Spring edition of the newsletter was reviewed and approved for distribution at the end of the April.

Annual Meeting of the Members Reconvened for May 27, 2015/Preparation – The draft notice for the reconvened Annual Meeting was reviewed and will be mailed out early May.

Other - Request was made to send violation letters to two units regarding the need to paint the front door the blue trim color.

VII. CORRESPONDENCE/CALENDAR

Correspondence was reviewed.

VIII. ADJOURNMENT

There being no further business, a motion was made Linda Heersink and seconded by Lotus Alexander to adjourn the meeting at 7:40 pm

Approved by



date

5 / 27 / 15