

AMERICANA TOWNHOME ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MAY 27, 2015

MINUTES

I. CALL TO ORDER

A Board of Directors Meeting of the Americana Townhome Association, Inc. was held on May 27, 2015 immediately following adjournment of the Annual Meeting of the Membership. The Meeting was called to order at 6:51 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, Anissa Ostermiller, Sonja Pridmore and Monica Tillman. Jean Ronald, CMCA, AMS was present representing Weststar Management Corp.

Rick Langley of Western Maintenance & Construction was present at this meeting to advise the Board of Directors regarding a possible claim for hail damage to the roofs. Rick Langley explained that the roofs of the condominium buildings were recently replaced along with other Association in the area and that initial inspections show extensive damage to the townhome roofs due to hail. It was the general consensus of the Board of Directors to have a report completed for review by the Board prior to submitting an insurance claim.

II. OWNER FORUM/OWNER HEARING

Robert Price was present at this meeting.

III. ELECTION OF OFFICERS

A motion was made and seconded to maintain the slate of officers:

Anissa Ostermiller – President

Sonja Pridmore – Vice-President

Linda Heersink – Secretary/Treasurer

Lotus Alexandra – Director At Large

Monica Tillman – Director At Large

All Board members present voted in favor and the motion was passed.

IV. APPROVAL OF MINUTES

April 22, 2015 Board Meeting Minutes – Following review, a motion was made by Sonja Pridmore and seconded by Monica Tillman approving the April 22, 2015 Board Meeting minutes as presented for the records. All Board members present voted in favor and the motion was passed. This set of minutes will be posted on the Association website for viewing and download.

V. FINANCIAL BUSINESS

Monthly Financials – The April 30, 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 April 30, 2015 Aged Receivable report was reviewed.

Request to Waive Late Fees – A motion was made and seconded to waive the late fees in the amount of \$85.96 at 478 SMWD once payment of all monthly assessments is received. All Board members present voted in favor and the motion passed.

VI. OLD BUSINESS

Parking Spaces/Striping and Lettering – Discussion took place regarding the Master Association and plans to resurface the master roadways. For this reason, it was the general consensus of the Board to request a bid from Western Maintenance & Construction for resurfacing of the townhome roadways and hold off on work to stripe and letter the parking spaces.

VII. NEW BUSINESS

Prairie Dog Protocol/City of Aurora – The City of Aurora protocol for prairie dog concerns was reviewed by the Board. For the records it was stated that the City of Aurora will be researching the prairie dogs numbers, health and acreage occupied in the near future and a mailing will be sent to owners in the vicinity.

June 2015 Spring Newsletter – The June 2015 draft newsletter was reviewed by the Board and approved for mailing.

Rock at 488 S. Memphis Way - A motion was made by Sonja Pridmore and seconded by Linda Heersink ratifying the Board's email vote to approve the proposal from Indian Summer in the amount of \$2,980 for the installation of rock at the front of building 488 S. Memphis Way.

VIII. CORRESPONDENCE

Correspondence was reviewed. Violation letters were requested for fence work and another blue front door.

IX. ADJOURNMENT

There being no further business, a motion was made Linda Heersink and seconded by Anissa Ostermiller to adjourn the meeting at 7:59 pm

Approved by Anissa Ostermiller date 7 / 27 / 15