

AMERICANA TOWNHOME ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

JULY 22, 2015

MINUTES

I. CALL TO ORDER

A Board of Directors Meeting of the Americana Townhome Association, Inc. was held on July 22, 2015. The Meeting was called to order at 6:30 pm in the Lowry Room of the Aurora Municipal Building located at 15151 East Alameda Pkwy, Aurora, CO. Board Members present were Linda Heersink, Anissa Ostermiller, and Sonja Pridmore. Lotus Alexander and Monica Tillman were unable to attend. Jean Ronald, CMCA, AMS was present representing Weststar Management Corp.

Rick Langley of Western Maintenance & Construction was present at this meeting to present the roof inspection for hail damage to the community. Rick reviewed the inspection page by page noting the damage found on buildings 16201 E. Alaska Place and 396 S. Memphis Way.

II. OWNER FORUM/OWNER HEARING

No owners were present at this meeting.

III. APPROVAL OF MINUTES

May 27, 2015 Reconvened Annual Meeting Minutes – This draft was reviewed for accuracy and will be presented to the membership for approval at the March 2016 Annual Meeting.

May 27, 2015 Board Meeting Minutes - Following review, a motion was made by Linda Heersink and seconded by Sonja Pridmore approving the May 27, 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.

IV. FINANCIAL BUSINESS

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

Banking – It was the general consensus of the Board to move forward with the change over from Citywide Bank to Mutual of Omaha Bank along with Weststar Management, to avoid the bank fees. The bank signature card was signed by Board members.

V. OLD BUSINESS

Prairie Dog – Aurora Open Space – No further information received from the City of Aurora on progress to relocate/resolve Prairie Dog concerns.

VI. NEW BUSINESS

Roof Inspection – Hail Damage Report – Following the presentation of the roof inspection report distributed by Rick Langley of ACE Roofing & Construction, a motion was made by Sonja Pridmore and seconded by Linda Heersink to submit a claim to AAI Mike Neff Insurance Agency for the replacement of roofs following a September 29, 2014 event. All Board members present voted in favor and the motion passed.

Aurora Housing Authority – It was the general consensus of the Board to request that Management call the Aurora Housing Authority due the excessive number of people residing in one of the 16206 E. Alaska units.

Parking Authority – Jon Florey of Parking Authority was present via conference call to review the Professional Parking Management & Enforcement Services Agreement with Parking Authority. Following a revision to the current agreement to ensure that the current parking rules and regulations are reflected in the document, a motion was made by Anissa Ostermiller and seconded by Sonja Pridmore approving the July 22, 2015 agreement with Parking Authority. All Board members present voted in favor and the motion passed.

Roadway and Parking – Asphalt Repairs - A motion was made by Sonja Pridmore and seconded by Anissa Ostermiller approving the proposal from Straight-Up Striping in the amount of \$2,524.00 for power washing and striping of the parking lots. A request was made to black out the handicap space at building 336 S. Memphis Way. All Board members present voted in favor and the motion passed. In addition a motion was made by Anissa Ostermiller and seconded by Linda Heersink to request pot holes repairs completed by ASAP as needed in areas where Americana Townhome Association is responsible. All Board members present voted in favor and the motion passed.

August 2015 Summer Newsletter – The draft newsletter edition for August 2015 was reviewed and an article regarding the new Post Office box through Mutual of Omaha Bank will be added.

VII. CORRESPONDENCE

Correspondence was reviewed.

VIII. ADJOURNMENT

There being no further business, a motion was made by Sonja Pridmore and seconded by Anissa Ostermiller to adjourn the meeting at 8:45 pm

Approved by Anissa Ostermiller date 8 / 26 / 15