

AMERICANA TOWNHOME ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

AUGUST 26, 2015

MINUTES

I. CALL TO ORDER

A Board of Directors Meeting of the Americana Townhome Association, Inc. was held on July 22, 2015. The monthly meeting was called to order at 6:32 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. Linda Heersink and Monica Tillman were 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

July 22, 2015 Board Meeting Minutes – A motion was made by Anissa Ostermiller and seconded by Lotus Alexander approving the Board Meeting Minutes from July 22, 2015 as presented for the record. 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 July 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 July 31, 2015 Aged Receivable report was reviewed.

Insurance Renewal – A motion was made and seconded ratifying the Board's email vote to proceed with the insurance renewal proposal prepared by Michael Neff Agency Inc. with following premiums:

Property Coverage	\$ 38,370.59
General Liability	\$ 1,567.66
Directors & Officers Liability \$1,347 (paid up to April 2016)	
Fidelity Bond	\$ 792.00
Commercial Liability Umbrella	<u>\$ 1,566.00</u>
TOTAL	\$ 42,296.25

The motion includes a down payment of \$15,127.50 on the above policies with the remaining financed in 9 installments of \$3,110.67 through FCF Premium Finance, LLP at an annual percentage rate of 7.25%. All Board members present voted in favor and the motion passed. It was the general consensus of the Board to plan and pay off the insurance early as was done last year.

V. OLD BUSINESS

Roof Inspection - Update - No update received from the insurance adjuster following roof inspections that took place August 11, 2015.

Pot Hole Repair – ASAP Asphalt & Concrete – A motion was made by Anissa Ostermiller and seconded by Sonja Pridmore approving the proposal from ASAP Asphalt & Concrete in the amount of \$2,870.00 to patch 14 areas using the infrared Patching Method. All Board members present were in favor and the motion passed. This work will be scheduled only after the Master Association has completed major asphalt work to the main roadway.

Prairie Dog – Aurora Open Space – It was the general consensus of the Board to send a formal letter to the City of Aurora Open Space Program listing the Association's concerns: damage to fences, damage to underground electrical, concrete settlement due to burrowing, danger to residents/guests stepping into holes, danger to pets, disease, and finally taxes.

Other – It was the general consensus of the Board to request a "Not to Exceed" proposal from The Electrician for repairs to the underground conduit for main street lighting at South Memphis Way.

VI. NEW BUSINESS

September 2015 Newsletter – This edition was reviewed for distribution and suggestions for articles on parking and washing vehicles, pet clean up, and seasonal winterization were made for the October newsletter

Concrete Repairs – It was recommended by Management that addition mudjacking proposals be requested for properties at 453 S. Kittredge and 16002 E Alaska Pl.

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 7:35 pm

Approved by  date 9/23/15