

AMERICANA TOWNHOME ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING SEPTEMBER 23, 2015 MINUTES

I. CALL TO ORDER

A Board of Directors Meeting of the Americana Townhome Association, Inc. was held on September 23, 2015. The monthly 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 Lotus Alexander, Anissa Ostermiller, and Linda Heersink. Sonja Pridmore and Monica Tillman were unable to attend. Patricia Schuler, City of Aurora Open Space & Natural Resources Manager was also present. Jean Ronald, CMCA, AMS was present representing Weststar Management Corp.

II. OWNER FORUM/OWNER HEARING

No owners were present at this meeting.

III. CITY OF AURORA – OPEN SPACE & NATURAL RESOURCES

Patricia Schuler was given the floor and provided the Board Members present with the plans to control the population of the Black Tail Prairie Dog in the open spaces adjacent to Americana Townhomes and steps that will need to be taken by the Association. Patricia Schuler informed that she will be sending our surveys prior to any action being taken and contact will be through management.

IV. APPROVAL OF MINUTES

August 26, 2015 Board Meeting Minutes – Following review, a motion was made by Anissa Ostermiller and seconded by Lotus Alexander approving the August 26, 2015 Board Meeting Minutes 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.

V. FINANCIAL BUSINESS

Monthly Financials – The August 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 August 31, 2015 Aged Receivable report was reviewed.

Draft Proposed 2016 Budget – The draft budget was briefly reviewed and will be presented to the Board at the October meeting following verification of the CPI for July 2015.

VI. OLD BUSINESS

Roof Inspection - Update – The September 11, 2015 letter received from the Mt. Hawley Insurance Company was distributed for Board review. It was determined that the date of loss is outside of the policy period. It was stated that Seneca Insurance is currently conducting an inspection and the report should be received by the October meeting.

Pot Hole Repair – ASAP Asphalt & Concrete – It was stated for the record that asphalt work is currently underway on Master Association roadways and once complete the pot hole repairs will take place by ASAP Asphalt & Concrete.

Mudjacking - Update – CrackerJack Mudjacking is confirmed for mudjacking at three building early October.

Prairie Dog – Aurora Open Space – Per the City of Aurora, control of Prairie Dog population will commence following a survey of private properties adjacent to the open spaces presented by Patricia Schuler this meeting.

VII. NEW BUSINESS

October Fall 2015 Newsletter – This edition was reviewed for distribution to all residents in the community in order to provide tenants with parking, pet, and winterization reminders.

Other – An emergency main line water break was handled by Indian Summer Landscape the last weekend of August. The Electrician will be contacted regarding street light repairs on Memphis Way and the Board requested bids for tree trimming.

VIII. CORRESPONDENCE

Correspondence was reviewed.

IX. ADJOURNMENT

There being no further business, a motion was made by Lotus Alexander and seconded by Anissa Ostermiller to adjourn the meeting at 7:50 pm

Approved by Anissa Ostermiller date 10/28/15