

AMERICANA TOWNHOME ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING OCTOBER 28, 2015 MINUTES

I. CALL TO ORDER

A Board of Directors Meeting of the Americana Townhome Association, Inc. was held on October 28, 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 not present at this meeting. Jon Florey was present representing Parking Authority, LLC and Jean Ronald, CMCA, AMS was present representing Weststar Management Corp.

II. OWNER FORUM/OWNER HEARING

No owners were present at this meeting.

III. PARKING AUTHORITY, LLC – Jon Florey

Jon Florey discussed tagging, towing and ticketing issues with the Board members present. Anissa Ostermiller shared concerns regarding residents with more than two cars parked and engine work in the community. Jon Florey requested specific requests authorizing tows and was thanked for his time at this meeting.

IV. APPROVAL OF MINUTES

September 23, 2015 Board Meeting Minutes – A motion was made by Anissa Ostermiller and seconded by Linda Heersink approving the September 23, 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 September 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 September 30, 2015 Aged Receivable report was reviewed in detail noting several foreclosed units, now owned by others, and the old accounts to be written off:

Dixon 366 S Memphis Way #B	\$ 935.13
Goodin 396 S Memphis Way #A	\$ 2,503.49
Flores/Torres 396 S Memphis Way #D	\$ 13,083.85
Scott 453 S Kittedge St. #E	\$ 1,619.00
Stock 488 S Memphis Way #E	<u>\$ 2,472.55</u>
Total	\$ 20,614.02

A motion was made by Linda Heersink and seconded by Anissa Ostermiller approving the above accounts to be written off to bad debt. All Board members present voted in favor and the motion passed.

Draft Proposed 2016 Budget – The draft budget was reviewed and discussed. A motion was made by Anissa Ostermiller and seconded by Linda Heersink approving the increase of \$0.35 to the monthly assessments, bringing the monthly assessments to \$173.35. All Board members present voted in favor and the motion passed.

VI. OLD BUSINESS

Roof Inspection/Insurance Claim – Currently the Association is waiting for the results of an inspection of the roofs ordered by Senecan Insurance, carried out by drones.

Pot Hole Repair – ASAP Asphalt & Concrete – The work to repair pot holes in American Townhome roadways was completed successfully by ASAP Asphalt & Concrete immediately after the Master Association asphalt work.

Mudjacking - Update – CrackerJack Mudjacking completed mudjacking at three buildings October 2, 2015.

Prairie Dog – Aurora Open Space – Following the September meeting there has been no communication from Patricia Schuler of the City of Aurora. Management will follow up with a phone call and request information on the prairie dog project.

VII. NEW BUSINESS

Gutter Cleaning – Gutter cleaning by Joe Window Cleaning LLC is scheduled for the middle of December.

Tree Trimming – A proposal from J & J Tree Care for tree trimming throughout the community was reviewed. A motion was made by Anissa Ostermiller and seconded by Linda Heersink approving the proposal for work in the amount of \$12,670.00 with a 10% winter discount (January through March) bringing the cost down to \$10,820.00. All Board members present voted in favor and the motion carried. Work will be scheduled for early 2016.

Landscaping and Snow Removal Agreement May 1, 2016 through March 31, 2017 – A motion was made by Anissa Ostermiller and seconded by Lotus Alexander to approve the renewal Landscaping and Snow Removal Agreement from May 1, 2016 through March 31, 2017 at the same cost as the prior year agreement. All Board members present voted in favor and the motion passed.

November Fall 2015 Newsletter – This edition was reviewed and approved for distribution. It was the general consensus to distribute the newsletters quarterly to all residents in the community to improve communication with all residents.

Other - The November Board meeting is tentatively scheduled for November 24, 2015 in the Fletcher Room of the Aurora Municipal Center however may be brought forward for November 18, 2015.

VIII. CORRESPONDENCE

Correspondence was reviewed.

IX. ADJOURNMENT

There being no further business, a motion was made by Anissa Ostermiller and seconded by Lotus Alexander to adjourn the meeting at 8:00 pm.

Approved by Anissa Ostermiller date 11/18/15