

AMERICANA TOWNHOME ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

January 23, 2019

MINUTES

I. CALL TO ORDER

The regularly scheduled Board of Directors Meeting of the Americana Townhome Association, Inc. was held on January 23, 2019 and called to order at 6:30 pm in the Lowry Room (3rd Floor) of the Aurora Municipal Building located at 15151 East Alameda Pkwy, Aurora, CO. Board Members present in person were Tom and Anissa Alderman, Lotus Alexander, and Sonja Pridmore. Linda Heersink was present via conference call. Jean Ronald, CAM was present representing Weststar Management Corp.

II. HOMEOWNER FORUM – Other than the Board members present no other owners were in attendance.

III. MINUTES

November 28, 2018 Board Meeting Minutes – Following review a motion was made by Anissa Alderman and seconded by Sonja Pridmore to approve the November 28, 2018 Board Meeting Minutes with corrections. All Board members present voted in favor and the motion passed. A copy of these sets of minutes will be posted on the CondoCert website.

IV. FINANCIAL BUSINESS

Monthly Financials – The December 31, 2018 Financials were presented and accepted by the Board for the records.

Delinquent Accounts/Attorney Status Report – The December 31, 2018 Receivables were included in the Board packet and several delinquent accounts are being sent to the attorney for collection.

Audit and Tax Preparation For Year Ended December 31, 2018 – A motion was made by Anissa Alderman and seconded by Lotus Alexander to engage the CPAs Olson, Reyes, and Sauerwein for the Audit and Tax Preparation for the year ended December 31, 2018 at a cost of \$2,950.00. All Board members voted in favor and the motion passed.

V. OLD BUSINESS

Roof Replacement and Repairs – It was noted reported by Board members that the recent roof replacement at 16206 E. Alaska Pl. has not passed inspection with the City and County officials. Alpine Roofing will be contacted regarding a bid for replacement of the roof at 336 S. Memphis Way and shingle replacement at several buildings.

Purge Files – Following the adoption of the Policy on Purging Association files, it was stated that once the weather warms up a date will be set to meet Tom Alderman at the storage unit for the removal of 10 to 15 files boxes.

VI. NEW BUSINESS

February 2019 Winter Newsletter

The February newsletter will advise all residents that the current parking permits will remain valid until January 31, 2020. Winter articles will be included in this edition and the winter tree trimming by J & J Tree Service will also be communicated to owners.

Other – Indian Summer will be instructed to repair lights behind 16206 E. Alaska Place, deliver ice melt to 366 S. Memphis Way #C, remove bulk trash items at dumpster near 498 S. Memphis Way and to pick up a supply of doggie bag at the Weststar Office.

It was requested that Attorney Travis Keenan be contacted in order to send an official notice to the Master Association requesting repair or replacement of the vandalized mail boxes. Currently residents with mail boxes in disrepair must pick up their mail at the Post Office.

VII. CORRESPONDENCE/CALENDAR

The 2019 calendar was included in the Board package.

VIII. ADJOURNMENT

There being no further business, a motion was made and seconded by to adjourn the meeting at 7:40 pm.

Approved by <u>Anissa Alderman</u> <u>President</u>	date <u>2</u> / <u>27</u> / <u>19</u>
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