

# AMERICANA TOWNHOME ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING

February 27, 2019

### MINUTES

#### I. CALL TO ORDER

The regularly scheduled Board of Directors Meeting of the Americana Townhome Association, Inc. was held on February 27, 2019 and called to order at 6:32 pm in the Lowry Room (3<sup>rd</sup> 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 Linda Heersink. Board Member Sonja Pridmore was unable to attend this meeting. Jean Ronald, CAM was present representing Weststar Management Corp.

Prior to attending to the Association's agenda, guest and candidate for Mayor of Aurora was present. Omar Montgomery and his assistant, listened to community concerns, answered questions and presented his platform focused on affordable housing, security and smart development. Omar Montgomery thanked the Board Members present for their service to the community.

#### II. HOMEOWNER FORUM – Other than the Board members present no other owners were in attendance. One resident came by to fill in a parking permit form and pick up the required parking permit.

#### III. MINUTES

January 23, 2019 Board Meeting Minutes – Following review a motion was made by Anissa Alderman and seconded by Tom Alderman approving the January 23, 2019 Board Meeting minutes as presented for the record. 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 January 31, 2019 Financials were presented and accepted by the Board for the records.

Delinquent Accounts/Attorney Status Report – The January 31, 2019 Receivables were included in the Board packet and several delinquent accounts have been sent to the attorney for collection.

#### V. OLD BUSINESS

Roof Replacement and Repairs – A motion was made by Anissa Alderman and seconded by Lotus Alexander approving the proposal from Alpine Roofing Company, Inc for the removal and replacement of the roof and gutter system replacement at 336 S. Memphis Way at a total cost of \$29,980.00. All Board members present

voted in favor and the motion passed. Alpine roofing indicates they will commence work on this roof weather permitting. In addition Alpine Roofing is completing work needed to correct any issues on the newly installed roof and gutter system at 16206 E. Alaska Place in order to obtain City of Aurora approval.

Other – J & J Tree Trimming will be contacted to confirm trimming of trees per the signed contract.

VI. NEW BUSINESS

March 2019 Winter Newsletter

The March newsletter contains an article from the Master Association with a complete update on the installation of mailboxes and the distribution of keys. Residents are again reminded that the parking permits from 2018 will remain valid until January 31, 2020.

Weststar Management Renewal Contract – A motion was made by Anissa Alderman and seconded by Lotus Alexander approving the management contract renewal for the period commencing January 1, 2019 through December 31, 2019 at a monthly cost of \$1,550.00.

Annual Meeting of the Membership Draft Notice, Agenda, and Proxy – In preparation for the Annual Meeting to be held March 27, 2019 the draft Notice, Agenda and Proxy were reviewed and approved. Mailing will take place on March 8, 2019 and an election will be held for one Board Member. Lotus Alexander's three year term is expiring and she has expressed a desire to be re elected.

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 8:15 pm.

Approved by Anissa Alderman date 3/27/19