

# AMERICANA TOWNHOME ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING

March 27, 2019

### MINUTES

#### I. CALL TO ORDER

The regularly scheduled Board of Directors Meeting of the Americana Townhome Association, Inc. was held on March 27, 2019 and called to order at 6:55 pm immediately following the Annual Meeting 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, Linda Heersink and Sonja Pridmore. Jean Ronald, CAM was present representing Weststar Management Corp.

#### II. HOMEOWNER FORUM – Owners present related questions and concerns regarding exterior repairs, trash pickup, and mailbox concerns. It was also announced to owners present that roof replacement is being scheduled for 336 S. Memphis Way and 423 S. Kittredge St.

#### III. MINUTES

February 27, 2019 Board Meeting Minutes – A motion was made by Anissa Alderman and seconded by Linda Heersink approving the February 27, 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 February 28, 2019 Financials were presented and accepted by the Board for the records.

Delinquent Accounts/Attorney Status Report – The February 28, 2019 Receivables were included in the Board packet and legal action discussed.

#### V. OLD BUSINESS

Roof Replacement 413 S. Kittredge – A motion was made by Tom Alderman and seconded by Anissa Alderman approving the proposal from Alpine Roofing Company, Inc for the removal and replacement of the roof and gutter system replacement at 413 S. Kittredge St. for a total cost of \$17,580.00. 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 on several roofs where shingles are found to be missing. A full report will follow.

Other – J & J Tree Trimming completed the winter tree project per the signed contract.

VI. NEW BUSINESS

April 2019 Spring Newsletter

The April 2019 newsletter was presented in draft form approved by the Board for distribution to owners and tenants.

Reconvened - Annual Meeting of the Membership Notice, Agenda, and Proxy – A second notice of meeting for the Reconvened Annual Meeting of the Membership to be held April 24, 2019 will be sent out to the membership in an effort to attain a quorum.

Other – The following work orders will be placed: Lights behind 16206 are out, Dispose of TV at 498 trash dumpster, settling stoop and fence repair at 336 #B.

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 4 / 24 / 19

**SIGN  
HERE**