

AMERICANA TOWNHOME ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

April 24, 2019

MINUTES

I. CALL TO ORDER

The regularly scheduled Board of Directors Meeting of the Americana Townhome Association, Inc. was held on April 24, 2019 and called to order at 6:48 pm immediately following the Annual Meeting 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, Linda Heersink and Sonja Pridmore. Jean Ronald, CAM was present representing Weststar Management Corp.

II. HOMEOWNER FORUM – Owners present were Morgan Scott and Lewis Bradford. Questions regarding pot holes, the mail kiosk, landscaping and trash issues were communicated to the Board.

III. MINUTES

March 27, 2019 Board Meeting Minutes – A motion was made by Anissa Alderman and seconded by Linda Heersink approving the March 27, 2019 Board Meeting minutes with a correction. All Board members present voted in favor and the motion passed. A copy of these sets of minutes will be posted on the website.

IV. FINANCIAL BUSINESS

Monthly Financials – The March 31, 2019 Financials were presented and accepted by the Board for the records.

Delinquent Accounts/Attorney Status Report – The March 31, 2019 Receivables were included in the Board packet and updates discussed.

V. OLD BUSINESS

Roof Replacement and Roof Work Updates – It was reported that roof replacement at 336 S. Memphis Way is currently underway and the roofing replacement at 413 S. Kittredge St. will follow. Alpine Roofing LTD informs that work to replace missing shingles on 396 S. Memphis Way, 366 S. Memphis Way, 375 S. Memphis Way, 478 S. Memphis Way and 488 S. Memphis Way is complete.

VI. NEW BUSINESS

Water Shut Off April 18th for 16201 and 375 – It was noted that water shut off took place on April 18th allowing for repairs to a unit's shut off valve.

May Spring 2019 Newsletter - The May 2019 newsletter was presented in draft form approved by the Board for distribution to owners and tenants.

Legal Policy Requirement – It was the general consensus of the Board to authorize management to proceed with a request to legal counsel for the preparation of a legal policy covering Consumer Data Protection for Board adoption.

Architectural Review Request - A motion was made by Anissa Alderman and seconded by Lotus Alexander approving the request to install a paver back patio at 16201 E. Dakota Place #E per the submitted application . All Board members present voted in favor passing the motion.

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 to adjourn the meeting at 8:20 pm.

Approved by

Anissa Alderman

date 5 / 22 / 19

with corrections