

# AMERICANA TOWNHOME ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING

May 29, 2019

### MINUTES

#### I. CALL TO ORDER

The regularly scheduled Board of Directors Meeting of the Americana Townhome Association, Inc. was held on May 29, 2019 and called to order at 6:32 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, and Linda Heersink. Board member Sonja Pridmore was unable to attend. Jean Ronald, CAM was present representing Weststar Management Corp.

#### II. HOMEOWNER FORUM – Owner was present to contest a towing expense. The Board will reimburse and take up the matter with Park it Right.

#### III. MINUTES

April 24, 2019 Minutes – Following review, a motion was made by Anissa Alderman and seconded by Linda Heersink approving the April 24, 2019 Board Meeting minutes as presented and reviewing the April 24, 2019 Annual Meeting Minutes for accuracy. 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 April 30, 2019 Financials were presented and accepted by the Board for the records.

Delinquent Accounts/Attorney Status Report – The April 30, 2019 Receivables were included in the Board packet and updates discussed.

#### V. OLD BUSINESS

File Purge – It was stated that Tom Alderman and Jean Ronald from management purged and destroyed fifteen file boxes all prior to the year 2000. This freed up some of the storage space in the unit.

Roof Work Update – The third roof replacement is at its final stage. Warranties have been requested on all three roof replacements and requests to correct downspout directions also requested.

#### VI. NEW BUSINESS

Security and Data Breach Policy – A motion was made by Linda Heersink and seconded by Anissa Alderman adopting the Security and Data Breach Policy prepared by Attorney Travis Keenan. All Board members present voted in favor and the policy will be mailed out to the membership along with the June newsletter.

Master Association Asphalt Project – Jim Criegler of Maximum Properties, overseeing the Management of the Americana Master Association emailed the Townhome Association in an effort to coordinate an asphalt project for the entire community. With no cost directly relating to the roadways that are the responsibility of the Americana Townhome Association a proposal for these sections has been requested from Asphalt Doctors in order for the Board of the townhome association to vote.

June Spring 2019 Newsletter - The June 2019 newsletter was presented in draft form and approved by the Board for distribution to owners and tenants. Owners will receive their copy with an architectural review form and the newly adopted policy regarding security and data breach.

Other – There was a request from the Board to communicate with the Master Association in order to see what the parking violations are for the parking under in master association areas.

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 8:10 pm.

Approved by

Angela Z. Pidmore

date

6/26/19