

# AMERICANA TOWNHOME ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING

August 28, 2019

### MINUTES

#### I. CALL TO ORDER

The regularly scheduled Board of Directors Meeting of the Americana Townhome Association, Inc. was held on August 28, 2019 and called to order at 6:30 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 Anissa and Tom Alderman, Lotus Alexander, and Linda Heersink. Sonja Pridmore was unable to attend this meeting. Jean Ronald, CAM was present representing Weststar Management Corp.

#### II. HOMEOWNER FORUM – Owner Scott Morgan was present.

#### III. MINUTES

July 24, 2019 Board Meeting Minutes – Following presentation of the July Board Meeting minutes a motion was made by Anissa Alderman and seconded by Linda Heersink approving the July 24, 2019 Board Meeting minutes with corrections 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 website.

#### IV. FINANCIAL BUSINESS

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

Delinquent Accounts/Attorney Status Report – The July 31, 2019 Receivables were also reviewed by the Board.

Budget Preparation 2020 – Following presentation of the proposed 2020 draft budget, a motion was made by Tom Alderman and seconded adopting the 2020 Budget with monthly assessments set at \$190.00. A Budget Ratification meeting notice will be sent to all owners for the end of November meeting.

Insurance Renewal for September 1, 2019 – September 1, 2020 Policies – A motion was made by Anissa Alderman and seconded by Lotus Alexander approving Option B submitted by Debbie Harland of Wall Street Insurance:

Property Coverage & Liability	\$46,376.78
Property Coverage Excess	\$ 7,725.00
General Liability	\$ 2,060.00
Directors and Officers	\$ 1,383.00
Crime Coverage	\$ 677.00
Commercial Liability Umbrella	<u>\$ 1,566.00</u>
<b>TOTAL ANNUAL PREMIUM</b>	<b>\$59,787.78</b>

The motion includes a down payment of \$17,254.78 on the above policies with the remaining financed in 9 installments of \$4,477.36 through FCF Premium Finance, LLP at an annual percentage rate of 8.49%. All Board members present voted in favor and the motion passed. It was the general consensus of the Board to plan and pay off the insurance early as was done last year.

Taxes 2018 – Both the Federal and State taxes prepared by CPAs Olson, Reyes and Sauerwein were signed for mailing.

V. OLD BUSINESS

Asphalt Project – The asphalt project is now moving along smoothly and expected to be completed on Friday, August 30, 2019. Several vehicles have been moved and owners will be charged \$55.00 each move.

VI. NEW BUSINESS

Concrete Sidewalk and Stoop 375 S. Memphis Way – Competitive bids were obtained for this job. A motion was made by Tom Alderman and seconded by Linda Heersink approving Barnes Enterprises for the job at a cost of \$3,912.50. All Board members present voted in favor and the motion passed.

Architectural Request 16201 E. Dakota Place #D - A request to install windows at this address was approved using the color adobe.

September Summer 2019 Newsletter – The September Summer 2019 newsletter was presented in draft form and approved for distribution to owners and tenants.

Violations - Violation letters sent were reviewed. It was noted that tenants at 16206 E. Alaska Pl. #C are no longer living there.

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 Cinisa Alderman date 9/25/19  
Americana Townhome President