

AMERICANA TOWNHOME ASSOCIATION, INC.

BOARD/BUDGET RATIFICATION MEETING

October 23, 2019

MINUTES

I. CALL TO ORDER

The Board/Budget Ratification Meeting of the Americana Townhome Association, Inc. was held on October 23, 2019 and called to order at 6:30 pm 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 Anissa and Tom Alderman, and Sonja Pridmore via conference call. Board members Lotus Alexander and Linda Heersink were unable to attend. Jean Ronald, CAM was present representing Weststar Management Corp.

II. HOMEOWNER FORUM – Owners Sean Holmes and Nat Colbert were the two homeowners present.

III. BUDGET PRESENTATION AND RATIFICATION

The owners present had questions regarding the gas, electricity and water expenses decreased for 2020 and the increase to the insurance line item. It was noted that historically the utilities have decreased in cost enabling a reduction to these line items however the Colorado Insurance Market has increased costs substantially. It is expected that for the year 2021 there will be a need to increase the monthly assessments more aggressively in order to fund the reserve account.

In the absence of a majority of the membership to veto the Board adopted Budget for the year 2020, it was automatically ratified. The monthly assessments for the year 2020 are set at \$190.00 per unit.

IV. ADJOURNMENT

There being no further business, a motion was made and seconded to adjourn the meeting at 6:50 pm.

Approved by

Anissa Alderman

date

11 / 19 / 19