

AMERICANA TOWNHOME ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

October 23, 2019

MINUTES

I. CALL TO ORDER

The regularly scheduled Board of Directors Meeting of the Americana Townhome Association, Inc. was held on October 23, 2019 and called to order at 6:50 pm (immediately following the Board/Budget Ratification 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 Anissa and Tom Alderman, and Sonja Pridmore was present via conference call. Lotus Alexander, and Linda Heersink were unable to attend. Jean Ronald, CAM was present representing Weststar Management Corp.

II. HOMEOWNER FORUM – Homeowner Sean Holmes and Nat Colbert were present.

III. MINUTES

September 25, 2019 Board Meeting Minutes – A motion was made by Anissa Alderman and seconded by Tom Alderman approving the September 25, 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 website.

IV. FINANCIAL BUSINESS

Monthly Financials – The September 30, 2019 Financials were presented and accepted by the Board for the records. It was noted that the reserve funds are depleted and there is a need to build up this account.

Delinquent Accounts/Attorney Status Report – The September 30, 2019 Receivables were also reviewed by the Board. Collection Attorney has been given two new accounts for collection. It was also noted that at the year's end there will be a need to write off one of the delinquent accounts due to a bankruptcy and another account will be in the hands of the State of Colorado following the passing of an owner. It was once again noted that both the operating and reserve balances are low due to the amount of delinquencies to be recovered.

V. OLD BUSINESS

Landscape and Snow Removal – Indian Summer Landscape has been asked to submit a renewal agreement for both landscape and snow removal services.

VI. NEW BUSINESS

November Fall 2019 Newsletter – The draft newsletter for November 2019 was approved for mailing.

Violations – A violation letter for excessive parking permits was reviewed and reported that the issue has been rectified.

VII. CORRESPONDENCE/CALENDAR

The 2019 calendar was included in the Board package. The November Board meeting is scheduled for November 20, 2019.

VIII. ADJOURNMENT

There being no further business, a motion was made and seconded to adjourn the meeting at 7:15 pm.

Approved by Anissa Alderman date 11 / 19 / 19