

AMERICANA TOWNHOME ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

November 19, 2019

MINUTES

I. CALL TO ORDER

The regularly scheduled Board of Directors Meeting of the Americana Townhome Association, Inc. was held on November 19, 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 Lotus Alexander. Board Members Sonja Pridmore and Linda Heersink were unable to attend. Jean Ronald, CAM was present representing Weststar Management Corp.

II. HOMEOWNER FORUM No additional owners present.

III. MINUTES

October 23, 2019 Board/Budget Ratification Meeting Minutes and October 23, 2019 Board Meeting Minutes – A motion was made by Anissa Alderman and seconded by Lotus Alexander approving both October 23, 2019 sets of minutes as presented for the records. 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 October 31, 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. The October financials were accepted for the record.

Delinquent Accounts/Attorney Status Report – The October 31, 2019 Receivables were also reviewed by the Board. A motion was made by Anissa Alderman and seconded by Lotus Alexander to write off \$1,230.32 (478#A) to bad debt. All Board members present voted in favor and the motion carried.

V. OLD BUSINESS

Landscape and Snow Removal – Indian Summer Landscape submitted a renewal contract for landscaping and snow removal services. The landscape portion of the contract commences April 1, 2020 and ends May 31, 2021 at a monthly cost of \$1,342.00. The snow removal is for snow events in 2020 ending 2021 (material and labor cost). All Board members present voted in favor and the motion passed.

VI. NEW BUSINESS

Insurance Inspection Recommendations

An article will be printed in the December 2019 Newsletter reminding owners that charcoal grills are prohibited and propane tanks must be kept ten feet from the townhome structures per the City of Aurora. In addition Indian Summer has been requested to trim back bushes from the buildings and roof inspections will continue yearly.

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

Violations – A violation letter for dog waste in back yard was reviewed.

VII. CORRESPONDENCE/CALENDAR

The 2019 calendar was included in the Board package. There is no December Board meeting and the January meeting is scheduled for January 22, 2020.

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 1 / 22 / 20