

AMERICANA CONDOMINIUM ASSOCIATION INC.

BOARD OF DIRECTORS MONTHLY MEETING

Tuesday, February 9th, 2016

Location: 1121 Albion, 10th Floor

Time: 7:00 pm

Owners in attendance: 307,608,802,302,508,904,308

CAP representative: Chris Stange

Board Members: Delia Herrera, Dewey Davey, Jay Davenport, Jeanette Booher, and Steve Elkins

1. Call to Order at 7:02 pm
2. Minutes Review skipped as they were provided and available on the website
3. Old Business
  - a. New Collections Policy mailed and delivered to owners. This will be voted on in March.
  - b. Board admin meetings are now on Tuesdays; We had been meeting on Mondays. Meetings are open to owners.
  - c. Reserve Study has been ordered from Association Reserves; The cost is \$2,800 and has been approved by all members of the board. The report should be available in approximately 8 weeks and will be published to the website when it is received.
4. New business
  - a. February statements were incorrect. We apologize for any confusion this caused and have been working with CAP to correct the issue.
  - b. Office Person - We are looking to hire an office person part time for less than \$14 an hour through CAP to take over many of the office hour duties and perform some very basic maintenance and cleaning. Kevin in 501 is going to apply. This is a conflict of interest with the board president which was announced. It is also noted that the employee will be managed by CAP and not the board and also that there will be no severance clause or other similar items that were present in the previous contract.
  - c. New Rule Amendment Policy was mailed and delivered to owners. This will be voted on in March.
  - d. Ice melt shakers are in the lobby; first floor bathroom is stocked; drain cleaner available in office. The board will try to get a maintenance calendar in place for owners and will include the items that should be taken on by owners in specified months on the elevator reader.
5. Maintenance
  - a. Continuing Projects
    - i. Western Waterproofing was out last week to provide an updated estimate. They looked at the south side of the building. The estimate will include removing and replacing concrete, skim patching and using infrared to guide patching and determining the extent of concrete deterioration. The quote also includes new drains for areas where the water is pooling on the deck. The quote will be available next week.
  - b. New projects

- i. Drain Cleaning is being investigated with the first item being a cleaning of the main sewer line. Units may need to be accessed to determine the pipe layout of the building. The lines will be cabled instead of jetted as this could cause flooding.
6. Committee reports
  - a. Vending - \$146.72 was spend on supplies; \$358.25 was deposited.
  - b. Laundry - \$802.50 was deposited in cash; \$628.50 was deposited in credit cards
7. Financial Reports - Financial reports have been posted to the website; Password is in the notification email
8. Open Forum
  - Need to survey residents about moen shower valves as well as hvac vents and fan coil units.
  - There is an outlet loose on the 8th floor. This will be replaced.
  - Centric has a new representative coming out. They will be given a vendor code and access to on of the vendor lock boxes with the elevator keys in it.
  - The building to the southwest of the Americana has damaged gutters that have led to water draining onto the parking lot near the air condensers. Dewey will contact the management company of the community to see if they will repair their gutters.

Meeting Adjourned at 7:52 pm.

Next Informal Board Meeting to be held February 23rd.

Next Monthly Meeting to be held March 8th.