

AMERICANA CONDOMINIUM ASSOCIATION INC.

BOARD OF DIRECTORS MONTHLY MEETING

Tuesday, March 8th, 2016

Location: 1121 Albion, 10th Floor

Time: 7:00 pm

Owners in attendance: 302, 209, 608, 304, 704,305,508

CAP representative: Chris Stange

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

1. Call to Order at 7:02 pm
2. Minutes Review skipped. Minutes available on the website and in the bulletin board.
3. Old Business
 - a. Collections Policy and New Rule Amendment Policy - passed; will incorporate comments concerning listing of legal source for the policy as well as with verification that it is in accordance with section 11.2 of our declarations
 - b. Office Person - Kevin has begun working in the office Monday through Friday from 3pm to 6pm
4. New business
 - a. Vacant Board Position - Dewey Davey has resigned from the Board. The position will be posted and filled in April
5. Maintenance
 - a. Continuing Projects
 - i. Western Waterproofing - Reevaluated the parking deck and has provided an estimate which is included in the February Financials. Residents will be surveyed to determine how the residents would prefer to pay for the repair.
 - ii. Sewer cleaning update - The main sewer line will be cleaned next week. This will become part of normal planned maintenance for the building. The main drain stacks will also be cleaned at every other floor starting with the most problem stacks.
 - b. New projects
 - i. Front door - There is a problem with one of the main entry doors. The same company who replaced the bar in May 2015 will be coming out next week to fix the push bar. At this time it is unclear if the part that failed was replaced last May.
 - ii. 108 - There is a list of items that need to be addressed in 108 that occurred as a result of previous flooding to the unit. The items will be
 - iii. Laundry Maintenance - This will occur either next week or the week after. The cost is \$750 and will take approximately 10 hours and will require that the laundry room be closed. Notice will be posted a week in advance.
 - iv. HVAC Maintenance - Three pipes are leaking near the mixing tanks in the boiler room. CCM is providing an estimate for all the repairs. The system will need to be drained while the work is completed.
6. Committee reports

- a. Vending - Expenses of \$82.32; Deposited \$397.23
 - b. Laundry - Coin deposit \$539.25
 - c. Projects - Considering looking at garden items; looking for interested owners.
7. Financial Reports - HOA storage lockers are not currently rented; 508 brought up the possibility of renting the guest parking spot for additional income.
8. Open Forum
- a. Loss Assessment Coverage can be added to most HO-6 policies. Residents concerned about special assessments should strongly consider adding this addendum to their policies.

Meeting Adjourned.

Next Informal Board Meeting to be held March 22nd.

Next Monthly Meeting to be held April 12th.