

AMERICANA CONDOMINIUM ASSOCIATION INC.

BOARD OF DIRECTORS MONTHLY MEETING

Tuesday, April 19th, 2016

Location: 1121 Albion, 10th Floor

Time: 7:00 pm

Owners in attendance: 802, 209, 904, 903

CAP representative: unable to attend due to meeting change

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

1. Call to Order at 7:00 pm
2. Minutes Review skipped. Minutes available on the website and in the bulletin board.
1. Old Business
 - a. Vacant Board Position - No interested parties present. Item will be voted on in May.
2. New business
 - a. Reserve Study - The official study will be available in May. The draft recommended a special assessment of ~\$250,000 and increasing reserve contributions to \$12,000 a month. The board has discussed the options and will provide a survey via the website and available in the office for owner input. Due to the preliminary results of the study the board is looking increasing HOA dues by \$30 beginning around July to be deposited directly into reserves.
 - b. Moving Rules Violations - There have been several violations in the last few months. Warning letters will be mailed to the offending owners. The basic rules will be distributed to owners. The board has begun enforcing the building rules. Please report any violations.
3. Maintenance
 - a. Continuing Projects
 - i. Western Waterproofing - Bids for sealing half and quarters of the parking lot have been obtained. This work is expected to start this summer.
 - ii. Front door - The bar has been repaired. The root cause was identified to be too much current going to the bar. The problem has been addressed. CAP is aware of the loose frame pieces.
 - iii. 108 - Work to replace the damaged flooring within the unit has begun.
 - iv. Laundry Maintenance - Maintenance was completed at a cost of ~\$340. A bent coin was removed from one dryer and a gasket is being replaced on the first washer. Overall the technician said that the machines are in wonderful condition.
 - v. HVAC Maintenance - The gate valve replacement has been approved for a cost of ~\$3,500. This will require the system to be drained and will occur at the same time as the heat to cool changeover.
 - vi. Sewer cleaning update - The main line was cleaned. Batteries and other obstructions were removed.
 - b. New projects
 - i. Keys - We will be checking the keys in the office to determine units which do not have keys in the office. No one will be entering units; we will alert units who do not have keys available in the office.

- ii. Stack Drain Cleaning - This will require entering units and is the reason for the above key check. Units will be given notice when this is scheduled.
 - iii. Elevator Inspection - The city came out and inspected the elevators. They determined that the capacity for the elevators was incorrect so new capacity signs have been added.
 - iv. Pool Opening - Leisure tech will be out to open the pool in late May. They will be out shortly before to make sure that there will not be a delay in doing this.
 - v. Heat\Cool Changeover - This will occur in mid to late May to ensure that we do not need to change back to cooling.
 - vi. HVAC Pipe Insulation - Pipe insulation at a cost of ~\$4,500 has been voted on and approved by the Board. This has been put off for several years and is needed to increase the efficiency of the HVAC system as well as prevent the rusting of the HVAC pipes.
4. Committee reports
- a. Vending - \$105.72 spent on supplies; \$397.95 deposited
 - b. Laundry - \$967.50 deposited in coins
 - c. Projects - A list of small projects will be put together than can be easily and cheaply completed to improve the cosmetics of the building.
5. Financial Reports
- a. Jay has put together some concise, organized and easy to understand financial reports. They are included in the financials packets. Please email the treasurer@1121albion.com if you have any suggestions, comments or compliments. Thank you Jay!
 - b. IPN payment button will no longer be available on the website after June 30th. Intuit is removing support of the option. Jeanette will investigate other alternatives.
6. Open Forum
- a. Items left in common spaces are being collected a placed in a locked room. Storage of items in common areas and outside of storage units are not allowed. Come to the office during office hours if you were storing items in a common area and they are no longer there.
 - b. A resident has offered to be paid \$10 to vacuum all the hallways in the building once a week. The board will check with CAP to see if this would be ok.

Meeting Adjourned at 7:50pm.

Next Informal Board Meeting to be held April 26th.

Next Monthly Meeting to be held May 10th.