

AMERICANA CONDOMINIUM ASSOCIATION INC.

BOARD OF DIRECTORS MONTHLY MEETING

Tuesday, July 12th, 2016

Location: 1121 Albion, 10th Floor at 7:00 pm

Owners in attendance: 302, 209, 802, 605

CAP representative: Chris Stange

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

1. Call to Order at 7:01 pm
2. Minutes Review skipped. Minutes available on the website and in the bulletin board.
3. Old Business
 - a. Energy Audit - Occurred on June 23rd. Results should be in by next meeting.
 - b. Insurance Broker - Chris is working with a new broker who is getting bids now. This will hopefully be completed by the end of the month.
4. New business
 - a. Office cell phone - Call during office hours if Kevin is cleaning around the building. The number is posted on the office door and the elevator reader. It is 303-810-3049
 - b. ~~Special Meeting on July 27th to discuss a special assessment for the water heater;~~ Tabled for the moment. More discussion to come.
5. Maintenance
 - a. Continuing Projects
 - i. Western Waterproofing - Awaiting Permits from the city. The process has been somewhat slow as we do not have the plans requested.
 - ii. HVAC Maintenance - Pipe Insulation has been completed.
 - iii. Hail damage on roof - The adjustor was out a few weeks ago. The damage was not severe and will not warrant an insurance claim.
 - b. New projects
 - i. Laundry room pipes were cleaned on July 5th. Sorry for the inconvenience of the room being closed over the holiday weekend. Cloth was found in the drain pipe. Machine start times no longer need to be staggered.
6. Committee reports
 - a. Vending: expense \$102.54 & deposit \$782.70; Laundry: coins \$493.25 & CC \$719.50
 - b. Projects - LED Lighting Upgrade - Floors 1-7 : New bulbs will use just 9 watts a fixture instead of 28 which is a 67% reduction. Lights should pay for themselves is less than 4 months.
7. Financial Reports - Vote passed to move three overdue accounts to collections in the next week. 5-0
8. Open Forum : There may be an updated budget for September through the end of 2016 to better reflect where our spending actually is as well as what percentage of the reserves we are actually putting towards reserves.

Q: Can more signs about the rules be posted in the pool? **A:** Yes, we have two to be hung up.

Q: What is the bad debt of \$280? **A:** Chris will look into this. We'll report back next month.

Meeting Adjourned at 7:25pm.

Next Monthly Meeting to be held **August 23rd**. Delay due to board members vacations.