

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS – GENERAL SESSION MEETING
JANUARY 13, 2020
Americana Gardens Clubhouse**

Notice of Meeting:

In accordance with Civil Code section 4920, notice of meeting and agenda items were posted at the Community directories for the General Session Board of Directors meeting of the Americana Gardens Homeowners Association held on the above-stated date and time at the Community Clubhouse located at 400 N. Sunrise Way, Palm Springs.

Directors Present:

Kevin Todd, President
Olwen Garcia, Secretary
Tamara Bulek, Treasurer
Kendall Kalweit, Director

Director Absent:

Daniel Hawkins, Vice President

Management Representative:

Sharlene Pierce and
Johny Perez of Desert Management

Call to Order:

The meeting was called to order at 2:02 p.m. by Kevin Todd, President.

Homeowners Open Forum:

An open forum was held.

Executive Session Disclosure:

Interim Community Manager Sharlene Pierce reported that during the Executive Session meeting earlier in the day, the minutes of the December 19, 2019 Executive Session meeting were approved; overdue accounts were reviewed; a notice of default was approved; a vehicle was approved to be towed; and the next Executive Session meeting was set for February 10, 2020 at 1:00 p.m.

Minutes:

Upon a motion by Kevin Todd, seconded by Olwen Garcia, the minutes of the December 23, 2019 meeting were unanimously approved with correction to the Architectural Review of an application by Unit 206 for a bathroom and kitchen remodel; and for Unit 247 for the approval of bathroom remodeling work, excepting the installation of an Exhaust fan which was not approved.

Financial Report:

Upon a motion by Kevin Todd, seconded by Olwen Garcia, the September, October and November Financial reports were unanimously approved.

Approval of the December Financial report was tabled to the next meeting. In compliance with Section 5500, et seq., of the Corporations Code; both Kevin Todd and Tamara Bulek reviewed the balance sheets for operating and reserve accounts, income and expense statements, bank reconciliations, cash disbursements and checkbooks, Union Bank account statements, general ledger and aged owner balances.

Transfer of funds – Civil Code Section 5502. It was noted that the Board will need to approve in a meeting the transfer or payment of funds greater than 5% (approximately \$2,500) of the Association’s total combined Reserve and Operating deposits.

Landscaping Report:

Tamara Bulek reported that ficus trees were trimmed and more plants are to be added. The next area to be focused on will be the front entrance of the community.

Current Business:

Rules and Regulations – Will be updated after the Restated CC&Rs and Bylaws are approved.

Fire Alarm Installation Update – New equipment will be installed January 15 to 17, 2020 with a final certification received thereafter from the Palm Springs Fire Department.

Boiler Update – This contract was previously approved by the Board.

BRS Roofing – Missing BRS and Creative Design checks are to be located or “stop pays” placed on those checks.

Document Storage – Delphi advised to retain documents for pick-up.

Plumbing Leak Unit 122 – It was noted that the owner was advised that she needs to determine where the leak is originating from and if it is determined to be originating from an HOA common area element, then the HOA will reimburse her for the plumbing expenditure. Southwest Plumbing was previously called but the appointment was cancelled by the owner and she did not want to pay the expense. Management was directed to send another letter to the owner indicating that it is her responsibility to locate the source of the leak.

New Business:

Audit – Upon a motion by Kevin Todd, seconded by Tamara Bulek, the proposal from VanDelPol CPA’s was unanimously approved to accomplish the 2019 audit and tax preparations at a cost of \$1,650.

Backflow Assemblies – Upon a motion by Kevin Todd, seconded by Kendal Kalweit, it was unanimously approved to contract with Desert Water Agency to bring two backflow assemblies into compliance at an estimated cost of \$1,100.

Patio Furniture Replacement – Mr. Todd reported that according to the 2020 Reserve Study the total amount of \$15,000 has been allocated for the cost of replacement patio furniture for all three pools. Upon a motion by Kevin Todd, seconded by Tamara Bulek, it was unanimously approved to spend up to \$15,000 to replace the common area pool furniture.

Security Proposal – It was noted that a proposal was requested from Allied Universal Security but it had not been received.

Management Report:

Interim Community Manager Sharlene Pierce provided information about Senate Bill 326 also known as the “Balcony Bill” and that a cross reference of elevated surfaces will need to be inspected by a licensed architect or structural engineer by December 31, 2024. She also provided information about HUD/DFEH rules that provide bullying is now considered a form of Housing discrimination and the Board will have an affirmative duty to investigate these issues.

Correspondence:

Various correspondence was provided to Board members for their review.

Next Meeting:

The next General Session meeting was scheduled for February 10, 2020 at 1:00 p.m.

Adjournment:

Upon a motion by Kevin Todd, seconded by Kendal Kalweit, the meeting was unanimously adjourned at 3:25 p.m., with no further business to be conducted.

Secretary's Certificate

I, Olwen Garcia, the duly appointed and Acting Secretary of the Americana Gardens Homeowners Association, do hereby certify that the foregoing is a true and correct copy of the Minutes of the General Session Board of Directors meeting held on the above date as approved by the Board of Directors of the Americana Gardens Homeowners Association.

ATTEST: Olwen Garcia
/s/ Olwen Garcia

Dated: 3/25/2020

