

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
Monday, January 15, 2024, | 2:00 p.m.
Clubhouse**

NOTICE OF MEETING: In accordance with civil code section 4920, a 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. The meeting was held at the clubhouse and via Zoom.

PRESENT	Kevin Todd	President
	Daniel Hawkins	Vice President
	Tamara Bulek	Treasurer

ABSENT	Olwen Garcia	Secretary
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MANAGEMENT	Rhonda M. Drews, PCAM™– representing Premier Community Association Management
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CALL TO ORDER

President Todd called the meeting to order at 2:03pm noting that a quorum was present.

EXECUTIVE MEETING DISCLOSURE

It was noted the Board met in Executive Session prior to the meeting to discuss owner discipline, delinquencies, and third party contracts.

PRESIDENT’S REPORT

Kevin Todd made a motion to appoint Carol Palmiero to the Board of Directors to fill the current vacancy. Tamara Bulek seconded the motion, all in favor, motion passed.

SECRETARY’S REPORT

The Board of Directors reviewed the meeting minutes of December 18, 2023. Kevin Todd made a motion to approve the minutes with the noted correction. Tamara Bulek seconded the motion, all in favor, motion passed.

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TREASURER'S REPORT

The Board reviewed the November financial statements. Tamar Bulek made a motion to accept the November financials as presented. Kevin Todd seconded the motion, all in favor, motion passed. The December financials were tabled.

November 2023			
ASSETS		LIABILITIES & CAPITAL	
Operating Accounts	\$102,926.38	Accounts Payable	\$85,154.05
Receivables	\$34,899.83	Reserve Liabilities	0.00
Prepaid Expense	\$27,287.38	Equity	\$83,612.72
Clearing Account	\$897.24	Retained Earnings	\$83,612.72
Total Operating Assets	\$148,176.17	Total Operating Liabilities & Capital	\$148,176.17
* Balances:			
CIT: \$91,358.69	PacWest: \$11,567.69		Reserves: \$559,749.74

Financials were reviewed in accordance with Corporations Code 5501.

The Board of Directors reviewed the request to waive late fees for account 144-110. Kevin Todd made a motion to waive the late fees. Daniel Hawkins seconded the motion, all in favor, motion passed.

NEW BUSINESS

Landscape Proposals – The Board reviewed the landscape proposals provided by Honor Landscape. The proposals were tabled.

Pool Cage Proposal - The Board reviewed the pool cage proposal from EmpireWorks. The Board asked for a photo or sketch of the planned solution.

Window Tint Proposal - MasterShield will be in attendance at the next meeting to provide samples.

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Clubhouse Furniture - It was reported this project is almost complete.

Fences/Gates & Rails Update – It was reported the stairwell railings are being done by Empire Works and are expected to be completed by the end of February. Five (5) railings remain outstanding by RC Welding.

Deck Repairs & Renovation Update – The deck renovations were discussed in length, it was agreed the second story unit will be permitted to allow the tile to remain along as it is sealed.

BRS is to provide a revised proposal and additional detail will be requested from EmpireWorks.

Bulk Services – The Board reviewed correspondence from Spectrum which remains in the approval process.

ARCHITECTURAL

None

HOMEOWNER'S FORUM – Owners in attendance discussed items such as: rentals, Architectural violations, meeting dates, railings, and balconies.

NEXT MEETING DATE - Monday, February 12, 2024, at 2pm (open session).

ADJOURN

There being no further business to be brought before the Board, the Board adjourned the meeting at 3:12 pm.

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 and approved by the Board of Directors of the Americana Gardens Homeowners Association.

ATTEST G. Garcia, Sec. DATE 2/12/24