

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
Monday, February 13, 2023 | 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 via Zoom.

PRESENT	Kevin Todd	President
	Daniel Hawkins	Vice President
	Olwen Garcia	Secretary
	Tamara Bulek	Treasurer
	Kendall Kalweit	Director

Management Rep Rhonda M. Drews, PCAM™– representing Premier Community Association Management

CALL TO ORDER

Kevin Todd called the meeting to order at 2:02 pm noting that a quorum was present.

EXECUTIVE MEETING DISCLOSURE

It was noted the Board met in Executive Session prior to the meeting to discuss member discipline and delinquencies.

SECRETARY’S REPORT

The Board of Directors reviewed the meeting minutes of January 9, 2023. Kevin Todd made a motion to approve the minutes with a noted correction. Daniel Hawkins seconded the motion, all in favor, motion passed.

The Board of Directors reviewed the meeting membership meeting minutes of January 9, 2023. Kevin Todd made a motion to approve the minutes with the noted correction. Olwen Garcia seconded the motion, all in favor, motion passed.

TREASURER’S REPORT

Tamara Bulek reported on the December, 2022 financials.

The following balances were noted:

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DECEMBER 2022			
ASSETS		LIABILITIES & CAPITAL	
Operating Accounts	\$78,517.11	Accounts Payable	\$60,574.17
Receivables	34,939.36	Reserve Liabilities	0.00
Prepaid Expense	15,888.34	Equity	83,612.72
Clearing Account	1,780.24	Retained Earnings	-13,061.84
Total Assets	\$131,125.05	Total Liabilities & Capital	\$131,125.05
<i>* Balances:</i>	<i>CIT: \$76,097.24</i>	<i>Prior Mgmt: \$2,419.87</i>	<i>Reserves: \$452,870.93</i>

Tamara Bulek also stated her and President, Kevin Todd met to review the financial statement as of December 31, 2022, and found the financials reflect being over budget by approximately 2% due to utilities, mainly trash. Management was requested to audit the trash expenses.

NEW BUSINESS

Update on Fences/Gates & Rails – It was stated that RC Welding has resumed the project but is again delayed.

Deck Repair & Renovations – Additional proposals continue to be obtained.

Shut Off Valves – Kevin Todd made a motion to ratify the proposal in the amount of \$24,000. Tamara Bulek seconded the motion, all in favor, motion passed. It was stated the 3rd Wednesday of each month for approximately 8 months the water will be shut off until all 40 valves are replaced.

Hose Bib Project – It was stated that 7 hose bibs are in of need replacement. Kendall Kalweit made a motion to approve JB’s Plumbing in the amount of \$,2820.00. Kevin Todd seconded the motion, all in favor, motion passed.

Rules & Regulations - The legal opinion provided but the HOA attorney was reviewed. Kendall Kalweit agreed to develop a draft policy regarding the installation of surveillance type cameras for the Board’s review.

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Pigeon Treatment – The proposal to treat the pigeons within the community was reviewed. It was decided not to proceed with this inhumane treatment.

Security – The recent crime spree was discussed. An inquiry was made to Maxwell regarding suggestions and pricing for additional patrols. Kevin Todd reported that eight (8) cameras could be installed in the parking area of approximately \$1,000.00. It was agreed additional information would be obtained.

The emergency number for owners to call was also discussed. This information will be published to the owners.

Annual Meeting & Annual Election – It was stated the annual meeting and election will be held by acclamation. Management was requested to follow up with legal council to discuss details.

Kevin Todd made a motion to approve new election rules in the amount of \$400.00. Tamara Bulek seconded the motion, all in favor, motion passed.

ARCHITECTURAL

#257 – The request to remove the patio carpet was reviewed. Kevin Todd made a motion to approve the removal of the carpet but not permit installing anything new. Daniel Hawkins seconded the motion, all in favor, motion passed.

HOMEOWNER'S FORUM –

Topics of discussion included water shut off valves and architectural requests.

NEXT MEETING DATE - Monday, March 13, 2023.

ADJOURN

There being no further business to be brought before the Board, the Board adjourned the meeting at 3:00pm.

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  DATE 3/13/23