

AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
Monday, February 12, 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
	Olwen Garcia	Secretary
	Tamara Bulek	Treasurer
	Carol Palmiero	Director

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

CALL TO ORDER

President Todd called the meeting to order at 2:10pm 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 the following Directors to the Board for a two (2) year term by acclamation: Daniel Hawkins & Kevin Todd. Olwen Garcia seconded the motion, all in favor, motion passed.

SECRETARY’S REPORT

The Board of Directors reviewed the meeting minutes of January 15, 2024. Kevin Todd made a motion to approve the minutes. Daniel Hawkins seconded the motion, all in favor, motion passed.

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TREASURER'S REPORT

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

December 2023			
ASSETS		LIABILITIES & CAPITAL	
Operating Accounts	\$96,629.61	Accounts Payable	\$77,200.02
Receivables	\$36,043.73	Reserve Liabilities	0.00
Prepaid Expense	\$24,849.80	Retained Earnings	\$83,612.72
Clearing Account	\$897.24	Total Equity	\$83,612.72
Total Operating Assets	\$140,585.72	Total Operating Liabilities & Capital	\$148,585.72
* Balances:			
CIT: \$84,491.92	PacWest: \$12,137.69		Reserves: \$582,093.59

Financials were reviewed in accordance with Corporations Code 5501.

NEW BUSINESS

Landscape Proposals – This matter has been resolved.

Pool Cage Proposal - The Board reviewed the pool cage proposal from RC Welding. Kevin Todd made a motion to ratify the approval for the pool cage project. Carol Palmiero seconded the motion, all in favor, motion passed.

Window Tint Proposal - MasterShield was in attendance to review the specific tint colors. Daniel Hawkins made a motion to approve the proposal in the amount of \$3,971.05. Tamara Bulek seconded the motion, all in favor, motion passed.

Clubhouse Furniture - It was reported this project is completed.

Parking Lot Surveillance Cameras – It was reported that the electricians and other surveillance professionals are evaluating the electrical needs for the new camera system. Kevin Todd

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made a motion to allocate \$20,000 for this project. Tamara Bulek seconded the motion, motion passed. Carol Palmiero abstained.

Fences/Gates & Rails Update – It was reported the stairwell railing installation project is close to being completed and walkthrough with Empire will be scheduled. Five (5) railings remain outstanding by RC Welding.

Deck Repairs & Renovation Update – The deck renovations were discussed and the proposals were reviewed. Kevin Todd made a motion to approve the proposal from BRS in the amount of \$72,272 with the exception of the seven (7) balconies with tile. Daniel Hawkins seconded the motion, all in favor, motion passed.

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

Bulk Services – The Board discussed the bulk cable agreement and terms. Kevin Todd made a motion to direct management to send a bulk cable interest survey to the owners. Olwen Garcia seconded the motion, all in favor, motion passed.

ARCHITECTURAL

The Board reviewed the Architectural Applications for units 124, 139, 101, and 109. Tamara Bulek made a motion to approve the four applications for new windows. Olwen Garcia seconded the motion, all in favor, motion passed.

HOMEOWNER'S FORUM – Owners in attendance discussed items such as: water pressure and left over supplies in the parking lot.


NEXT MEETING DATE - Monday, March 11, 2024, at 2pm (open session).

ADJOURN

There being no further business to be brought before the Board, the Board adjourned the meeting at 3:21pm.

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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  vice president DATE 3/11/2024