

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES  
Monday, March 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
Tamara Bulek	Treasurer
Kendall Kalweit	Director

**ABSENT**                      Olwen Garcia                      Secretary

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

**CALL TO ORDER**

President 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, delinquencies, and third party contracts.

**SECRETARY’S REPORT**

The Board of Directors reviewed the meeting minutes of February 13, 2023. Kevin Todd made a motion to approve the minutes as presented. Daniel Hawkins seconded the motion, all in favor, motion passed.

**TREASURER’S REPORT**

Tamara Bulek reported on the January, 2023 financials.

The following balances were noted:

<b>JANUARY 2023</b>			
<b>ASSETS</b>		<b>LIABILITIES &amp; CAPITAL</b>	
Operating Accounts	\$133,477.79	Accounts Payable	107,4200.52
Receivables	31,969.46	Reserve Liabilities	0.00
Prepaid Expense	22,210.48	Equity	83,612.72
Clearing Account	1,397.24	Retained Earnings	-23,959.02
<b>Total Assets</b>	<b>167,074.22</b>	<b>Total Liabilities &amp;</b>	<b>\$167,074.22</b>

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		Capital	
<i>* Balances:</i>	CIT: \$132,902.76	Prior Mgmt: \$575.03	Reserves: \$453,215.43

Transfer Funds over 10, 000 – Civil Code 5502

Operating Expense of Reserve Contribution Payment Deposited into Reserves \$21,978.50. Financials were not reviewed in accordance with Corporations Code 5501 ss the financials were late.

**NEW BUSINESS**

*Fire Extinguishers* – A discussion was held regarding what role the HOA can play in equipping all units with fire extinguishers. It was suggested to hold a community wide fire prevention event. Management agreed to contact the Fire Department or other resources to coordinate. Board to consider supplementing the purchase of such.

*Security & Parking Lot Cameras* – Information from Maxwell was received stating two (2) additional patrols would be a fee of \$475.00. Lighting was suggested to deter burglars. The Board gave tentative approval to invest up to \$1,200 for additional parking lot cameras.

*Rules & Regulations* – Kendall Kalweit is preparing a draft policy relating to the installation of security cameras on the individual units. It will be reviewed by the Board and legal counsel next month.

*Landscape Proposals* – Several proposals from Honor Landscape were reviewed. Kevin Todd made a motion to approve proposals 1448, 1450, 1451, 1452, and 1453. Kendall Kalweit seconded the motion, all in favor, motion passed.

*Fences, Gates & Rails Update* – RC Welding has been delayed in the process of finishing the final patio rails. Currently awaiting rescheduling of the balance of 16 patio rails (103 thru 114, 133, 134, 139, and 140) There remaining items in the project are the stairways and balconies.

*Deck Repairs & Renovation* – We are continuing to obtain bids and there are approximately 50 balconies that need resurfacing and sealing per the recommendations on the SB326 Balcony Inspections.

*Annual Membership Meeting* - It was noted that only two candidates submitted their names for 3 available seats in the upcoming election. The Membership were properly noticed of this possibility. As a result of this uncontested election, Kevin Todd made a motion to declare Olwen Garcia and Tamara Bulek to the Board of Directors under election by acclamation. Daniel Hawkins seconded the motion, all in favor, motion passed. The two incumbent Directors will

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resume their service for a two year term starting April 17, 2023. The IRS Resolution will be handled via Proxy.

**ARCHITECTURAL**

#238 – The request to install a keyless entry and BBQ was reviewed. The keyless entry was approved however BBQ's are not permitted.

**HOMEOWNER'S FORUM –**

Topics of discussion included fire prevention, stucco repairs and the pool temperature.

**NEXT MEETING DATE** - Monday, April 17, 2023 that will include the Annual Membership Meeting.

**ADJOURN**

There being no further business to be brought before the Board, the Board adjourned the meeting.

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 Olwen Garcia, Sec DATE 3/13/23