

# AMERICANA GARDENS HOMEOWNERS ASSOCIATION

General Session Board Meeting Minutes

Monday, March 15, 2021 at 2:00 p.m.

ZOOM

## **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. Meeting was held telephonically.

**PRESENT:** Kevin Todd, President  
Daniel Hawkins, Vice-President  
Olwen Garcia, Secretary  
Tamara Bulek, Treasurer

**NOT PRESENT:** Kendall Kalweit, Director

## **MANAGEMENT REPRESENTATIVE:**

Yvonne M. Reyna, CCAM®, Community Association Manager, Desert Management.  
3 Participants.

## **CALL TO ORDER:**

President Todd called the meeting to order at 2:19 p.m., noting that a quorum was present.

## **EXECUTIVE SESSION REPORT:**

The following information was disclosed from the Executive Session, January 14, 2020 as follows:

- Condo account #APN:502.023.027 Board reviewed the hearing notes and the north parking lot will be repaved and will be assessed to the homeowners account.
- Management will request for proposals on amending the CC&Rs.
- Balcony proposal was submitted by C.L. Sigler & Associates Inc., was reviewed. Management will continue to request for other proposals.
- Board reviewed the 2021 Reserve Study Expenditure.

## **SECRETARY'S REPORT:**

Board Meeting minutes approved as amended for February 8, 2021 meeting.  
Motion–Kevin Todd; 2<sup>nd</sup>–Tamara Bulek; all in favor, motion passed.

## **TREASURER'S REPORT:**

Monthly Financials were approved as presented and announced by Tamara Bulek;  
Motion–Tamara Bulek; 2<sup>nd</sup>–Daniel Hawkins; all in favor, motion passed.

February 2021			
Operating Account	\$ 63,513.78	Current Liability	\$ 62,937.12
Reserves Account	388,127.25	Reserves Liability	388,127.25
Receivables	59,374.47	Equity	86,277.80
Contra-Receivables	(21,324.18)		

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Prepaid Assets	27,650.85		
Total Assets Amount	\$ 537,342.17		\$ 537,342.17

## Transfer Funds over \$10k-Civil Code 5502

Operating Expense of Reserve Contribution Payment Deposited into Reserves \$18,841.50 (Reoccurring); Board of Directors reviewed Aged Owners Balances report.

## **LANDSCAPE REPORT**

After a walk through with a Southwest Landscape Representative a proposal for scope of work on plant installation was submitted to the Board. Board of Directors approved the proposal from Southwest Landscape pending minor changes to be confirmed by President Todd. A revised proposal may be required. Motion–Kevin Todd; 2<sup>nd</sup>–Tamara Bulek; all in favor, motion passed.

## **ARCHITECTURAL VARIANCE /CHANGE REQUESTS:**

Account #88-60164 Approved to install retrofit windows and doors by Jeldwen.  
Motion–Tamara Bulek; 2<sup>nd</sup>–Daniel Hawkins; all in favor, motion passed.

## **COMMON AREA MAINTENANCE /PROJECT UPDATES:**

### Dryer Vents

Management will contact ABC Chimney Sweep to negotiate for a reduced rate by building. Board of Directors discussed the possibility of sharing the cost (50%) of the dryer vent maintenance replacements which is now the responsibility of the Homeowner. Vendor to recommend the type and style of vent. No motion at this time; ongoing project.

## **MANAGEMENT REPORT:**

### Roof Access Log

The Board of Directors reviewed and discussed the roof access log. Management will e-blast a reminder to all homeowners to contact management before accessing the roofs.

### Violation Activity Log

The Board of Directors reviewed and discussed the violation log. At April walk-thru the community management will check if homeowners are still in non-compliance.

### Parking Spaces

Management has ticketed and mailed a courtesy for two vehicles parked in assigned parking space. Space 42 and 81, if vehicles are not moved, management will contact a towing company to get the vehicles towed at owner's expense.

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**NEW BUSINESS:**

Parking Signs

Discussion of the parking signs posted in the parking are damaged, painted with graffiti and are not in a street view. Management will contact Signarama for a proposal on new signage.

**OLD BUSINESS:**

Super Rooter

Super Rooter was out on property for condo #259. Reported indicated technicians discovered massive toilet paper in 3" ABS vertical drain pipe and was the responsibility of the homeowner. The Board of Directors have agreed to take 50% of the responsibility of the total charge of \$690.00. The homeowner will be responsible for 50% which totals \$345.00.

Motion–Tamara Bulek; 2<sup>nd</sup>–Owen Garcia; all in favor, motion passed.

**OPEN FORUM:**

- Gate 6 report of not locking.
- Homeowner has requested for the Board of Directors to reconsider the assessed fine.

**NEXT MEETING** Monday, April 12, 2021 | 2:00 p.m.

Due to COVID–19 virus, Board Meeting will be via conference call.

**ADJOURNMENT** There being no further business to discuss, meeting was adjourned at 3:46 p.m.

Motion–Tamara Bulek; 2<sup>nd</sup>–Kevin Todd; all in favor, motion passed.

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  
Signature

Secretary  
Title

4/16/21  
Date