

AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS – EXECUTIVE SESSION MEETING
MONDAY, MARCH 9, 2020 – 1:00 P.M.
AMERICANA GARDENS CLUBHOUSE

EXECUTIVE SESSION AGENDA
(NOT OPEN TO THE GENERAL MEMBERSHIP)

CALL EXECUTIVE SESSION MEETING TO ORDER

APPROVAL OF EXECUTIVE SESSION MINUTES

- February 10, 2020

DELINQUENT ACCOUNTS

- Delinquency Summary Report
- Approval of Authorization to Lien Delinquent Homeowners
- Review of Delinquency/Foreclosure matters pending with General Counsel

CONTRACTS

- Updated Maintenance Contract for Astro Electric
- Additional proposals for Wrought Iron Welding/Exterior Gates

VIOLATIONS

LEGAL/PERSONNEL MATTERS

- Status of Fire Insurance Claim from Prior Management Company
- Update on Restatement of Governing Documents (including By-laws, Election Rules, Collection Policy, Enforcement Procedures & Fine Schedule, and HOA Rules and Regulations)

ADJOURNMENT TO GENERAL SESSION MEETING

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AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS – GENERAL SESSION MEETING
MONDAY, MARCH 9, 2020
IMMEDIATELY FOLLOWING COMPLETION OF EXECUTIVE SESSION
(OPEN MEETING FOR ALL AMERICANA GARDENS OWNERS/RESIDENTS)

CALL GENERAL SESSION MEETING TO ORDER

EXECUTIVE SESSION DISCLOSURE

APPROVAL OF GENERAL SESSION MINUTES

- Ratification of corrected December 23, 2019 minutes
- Ratification of approved January 13, 2020 minutes
- Approval of February 10, 2020 minutes
- Review of prior minutes for September thru December, 2019

FINANCIAL REPORTS

- For Period Ending February 29, 2020
- Review of Financial Statements & Accounts pursuant to Corporations Code Section 5501
- Updated Reserve Study Matrix

LANDSCAPING REPORT

ARCHITECTURAL IMPROVEMENT REQUESTS

- Review of updated Architectural Request form

COMMON AREA MAINTENANCE

- Plumbing (Water Pressure Issues)
- Completion of Entry Way Power Wash Program

MANAGEMENT REPORT

- Correspondence
- Open Escrows

OLD BUSINESS

- Fire Alarm Installation/Certification Update
- Boilers Update
- 2020 Annual Homeowners Meeting (Call for Candidates form)

NEW BUSINESS

HOMEOWNERS OPEN FORUM – **COMMENTS WILL BE LIMITED TO 3 MINUTES PER OWNER.**

NEXT MEETING DATE – [Proposed] Monday, April 13, 2020 AT 1:00 P.M.

ADJOURNMENT OF GENERAL SESSION MEETING