

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES  
Monday, April 17, 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**

President Todd called the meeting to order at 2:30pm 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 March 13, 2023. Kevin Todd made a motion to approve the minutes as presented. Tamara Bulek seconded the motion, all in favor, motion passed.

**TREASURER’S REPORT**

Tamara Bulek reported on the January, February, and March, 2023 financials.

The following balances were noted:

<b>MARCH 2023</b>			
<b>ASSETS</b>		<b>LIABILITIES &amp; CAPITAL</b>	
Operating Accounts	\$86,816.15	Accounts Payable	\$99,537.41
Receivables	32,316.66	Reserve Liabilities	0.00
Prepaid Expense	17,603.18	Equity	83,612.72
Clearing Account	897.24	Retained Earnings	-42,474.15
<b>Total Assets</b>	<b>137,630.98</b>	<b>Total Liabilities &amp; Capital</b>	<b>137,630.98</b>

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<b>* Balances:</b>	CIT: \$85,267.64	Prior Mgmt: \$1,548.51	<b>Reserves:</b> \$485,574.22
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Transfer Funds over \$10,000 – Civil Code 5502

Operating Expense of Reserve Contribution Payment Deposited into Reserves \$21,980.75. Financials were reviewed in accordance with Corporations Code 5501.

Olwen Garcia made a motion accept the January, February, and March financials. Daniel Hawkins seconded the motion, all in favor, motion passed.

The account balance for APN #502-024-017 was reviewed. Kevin Todd made a motion to approve the authorization to lien. Olwen Garcia seconded the motion, all in favor, motion passed.

The account balance for APN #502-024-016 was reviewed. Tamara Bulek made a motion to approve the authorization to lien. Daniel Hawkins seconded the motion, all in favor, motion passed.

**NEW BUSINESS**

*Fire Extinguishers* – Rhonda Drews reported that Desert Fire is interested in participating in a community wide fire safety event. The Board agreed to hold the event in Fall. In the meantime, they will remind all owners that all units should be equipped with fire extinguishers.

*Security & Parking Lot Cameras* – The Board reviewed the proposed installation layout of parking lot cameras. A lengthy discussion was held regarding the cameras including individual surveillance cameras. The matter was tabled. Management was instructed to send a Survey Monkey to all units regarding their interest in having a personal surveillance cameras.

*Rules & Regulations* – The draft policy relating to the installation of security cameras on the individual units as tabled.

*Balcony Policy* – The Board discussed elements of a Policy and what floor coverings, etc. may be allowed. The Board and Management will work on a draft policy.

*Pigeon Policy* – The need for pigeon deterrent on the rooftops was discussed. Kevin Todd made a motion to authorize the expenditure of up to \$1,000 for pigeon deterrent supplies. Tamara Bulek seconded the motion, all in favor, motion passed.

*Fences, Gates & Rails Update* – RC Welding continues to be delayed. Management was requested to obtain a copy of RC Welding’s bond.

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*Deck Repairs & Renovation* – The Board of Directors reviewed the proposal from BRS regarding the deck proposal repairs. Tamara Bulek made a motion to approve the proposal. Kevin Todd seconded the motion, all in favor, motion passed.

**ARCHITECTURAL**

#206 – The request to reinstall an air conditioning unit was reviewed and approved.

**HOMEOWNER’S FORUM –**

None

**NEXT MEETING DATE** - Monday, May 15, 2023

**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         *O. Garcia*         DATE         5/14/23