

# **AMERICANA GARDENS HOMEOWNERS ASSOCIATION**

General Session Board Meeting Minutes

Monday, APRIL 12, 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  
Kendall Kalweit, Director

## **MANAGEMENT REPRESENTATIVE:**

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

## **CALL TO ORDER:**

President Todd called the meeting to order at 2:05 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:

- Proposals were reviewed to restate CC&Rs.
- Balcony proposals were submitted for reviewed.

## **NLB CONSULTING:**

Inspector of Elections were present for Bylaws ballot counting. Lee Bothe announced quorum was met at 80 ballots received. Total of 73 ballots were needed to approve the reinstated Bylaws.

70	Approved the Restated Bylaws
8	Do Not approve
2	Invalid ballots

Restated Bylaw not passed read by Inspector of Elections, Cassidy Bertolone, NLB Consulting.

## **SECRETARY'S REPORT:**

Board Meeting minutes approved as amended for March 15, 2021 meeting.  
Motion—Kevin Todd; 2<sup>nd</sup>—Tamara Bulek; all in favor, motion passed.

## **TREASURER'S REPORT:**

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

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March 2021			
Operating Account	\$ 79,697.75	Current Liability	\$ 55,714.66
Reserves Account	406,249.50	Reserves Liability	406,249.50
Receivables	52,086.01	Equity	80,843.17
Contra-Receivables	(21,324.18)		
Prepaid Assets	26,098.25		
Total Assets Amount	\$ 542,807.33		\$ 542,807.33

## 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.

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

Account #88-60244 Approved to remove and replace HVAC System by Allday Heating & Cooling Inc. Motion–Kevin Todd; 2<sup>nd</sup>–Tamara Bulek; all in favor, motion passed.

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

### Dryer Vents

ABC Chimney Sweep has offered \$100 per vent and \$48.00 for any duct repair needed. All vents to be changed within 6 months and to negotiate for a reduced rate by building. Project will be discussed at May's Executive Session. 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 remind vendors to supply their own ladder.

### Violation Activity Log

The Board of Directors reviewed and discussed the violation log. Moving forward violation log need to be formatted into a continuing log.

## **NEW BUSINESS:**

### Pigeon Issue

Report of pigeons issue at Building 1, Board of Directors have reviewed and approved to have vendor,

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Bye-Bye Birdie to block the pigeons from surfacing on the roof.

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

Signarama

Estimate #105847 was submitted for parking lot tow sign at \$74.24; No motion at this time; item tabled.

GS Bullen

Proposals were submitted by Greg by GS Bullen Construction, Estimate #13 Install a new sidewalk south of the main pool; Total \$1,450.00. Estimate #14 Cut asphalt driveway to install PVC irrigation pipe; Total \$1,264.00 Motion–Tamara Bulek; 2<sup>nd</sup>–Kendall Kalweit; all in favor, motion passed.

**OLD BUSINESS:**

VanDerPol and Company

DRAFT copy for review and approval for 2020 Year End Financial Audit report.

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

**OPEN FORUM:**

- N/A.

**NEXT MEETING**

Monday, May 10, 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 3:15 p.m.

Motion–Owen Garcia; 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:**

Olwen Garcia  
Signature

Secretary  
Title

6/14/21  
Date