

AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS – EXECUTIVE SESSION MEETING
MONDAY, APRIL 13, 2020 – 1:00 P.M.
AMERICANA GARDENS CLUBHOUSE
EXECUTIVE SESSION AGENDA

MEETING CALL-IN NUMBER – 1-425-436-6306
ACCESS CODE - 193937

CALL EXECUTIVE SESSION MEETING TO ORDER

APPROVAL OF EXECUTIVE SESSION MINUTES

- March 9, 2020

APPROVAL OF EMERGENCY SESSION MINUTES

- March 30, 2020

DELINQUENT ACCOUNTS

- Delinquency Summary Report from Guralnick & Gilliland, LLP
- Approval of Authorization to Lien Delinquent Homeowners
- Discussion Re HOA Delinquency Policy & Waiver of Late Fees due to COVID-19 virus

CONTRACTS

- Proposal from Dewey Pest Control Re Preventative Termite Treatment
- Proposal from Southwest Landscape for HOA Landscape & Maintenance Contract

VIOLATIONS

LEGAL/PERSONNEL MATTERS

- Restatement of Governing Documents
(Election Rules, By-Laws & HOA Rules & Regulations)
- Status of Fire Insurance Claim from Prior Management Company

ADJOURNMENT TO GENERAL SESSION MEETING

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AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS – GENERAL SESSION MEETING
MONDAY, APRIL 13, 2020
(IMMEDIATELY FOLLOWING COMPLETION OF EXECUTIVE SESSION
@ APPROXIMATELY 2:00 p.m. (PDT))
OPEN MEETING FOR ALL AMERICANA GARDENS OWNERS/RESIDENTS

MEETING CALL-IN NUMBER – 1-425-436-6306
ACCESS CODE - 193937

CALL GENERAL SESSION MEETING TO ORDER

EXECUTIVE SESSION DISCLOSURE

APPROVAL OF GENERAL SESSION MINUTES

- February 10, 2020 (Corrected)
- March 9, 2020

FINANCIAL REPORTS

- For Period Ending March 31, 2020
- Review of Financial Statements & Accounts
pursuant to Corporations Code Section 5501
- Updated Reserve Study Matrix

GENERAL NOTICE OF PROPOSED OPERATING RULE CHANGE

- Proposed Election Rules – Approval of Notice of Dissemination
to General Membership

LANDSCAPING REPORT

ARCHITECTURAL IMPROVEMENT REQUEST APPROVAL

- Unit No. 156

COMMON AREA MAINTENANCE

- Update on Plumbing Repairs at Units 122 & 222
- Update on Backflow Repair valve repaired by Desert Water Agency
- Status of Plumbing Repairs at Units 166 & 266
- Status of Best Price Plumbing as “Preferred” Plumbing vendor and
Billing for Plumbing line repair behind Unit 105

MANAGEMENT REPORT

- Correspondence

OLD BUSINESS

- Status of Association Audit with VanDerPol
- Patio Lattice at Unit No. 170
- Status of Balcony Proposal from BRS Roofing
- Status of Americana Garden listing on Desert Management's website
- Status of Spectrum WiFi at Clubhouse
- Update on Security Gates project at rear of complex

NEW BUSINESS

- Key, RFID Card & Sticker Distribution Log
- Prodigy Smartlocks Purchase & Allocation to Reserve account
- Discussion Re Policy for Owner Initiated Utility Problems
- Use of Resident Contact Log to Register Correspondence
- Use of Roof Access Log
- Questions RE Best Tec Annual Maintenance
- Status Re Staining & Waxing Front Entry Doors

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

NEXT MEETING DATE – [Proposed] Monday, May 11, 2020 AT 1:00 P.M.

ADJOURNMENT OF GENERAL SESSION MEETING

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