

AMERICANA GARDENS HOMEOWNERS ASSOCIATION
2021 Annual Membership Meeting Minutes
Saturday, May 8, 2021 at 1:00 pm

PRESENT: Kevin Todd, President
Dan Hawkins, Vice President
Olwen Garcia, Secretary
Tamara Bulek, Treasurer (Zoom)

NOT PRESENT: Kendall Kalweit, Director

OTHERS PRESENT: Yvonne Reyna, Association Manager, Desert Management

INSPECTOR OF ELECTIONS: Mandie Charlson, NLB Consulting

CALL TO ORDER: President Todd called Annual Meeting to order at 1:03 pm

ESTABLISHED A QUORUM: Inspector of Elections, Mandie Charlson was introduced and announced that the Polls were closed. The quorum of the one third of the voting power 48 votes was reached. Total ballots received was 55.

FINANCIAL REPORT: Treasurer Tamara Bulek reported the Association's Financial status as healthy and reviewed the Financial Reports with the Members. Total Assets are \$487,074.45. Including \$355,255.48 in Reserves. The association is currently contributing 18,841.50 to the reserve fund. HOA assessments were increased 3.49% for 2021

PRESIDENT REPORT: President Todd announced HOA projects completed January 1 to April 30, 2021.

- Landscaping @ Main Pool and Front Entry completed January 2021
- Stucco Repair and Painting February 2021
- New Air Conditioner @ The Clubhouse April 2021
- North Parking Lot Resealed April 2021
- Reminder on Homeowners Responsibilities for TENANTS AND GUESTS
- Reported on Ongoing and Upcoming Projects

OPEN FORUM: The following topics were discussed;

- Lack of participation in the failed Bylaw election.
- Upcoming Dryer Vent Project.
- Various Landscaping Issues.

FINAL TABULATION: The Inspector of Elections, Mandie Charlson returned to announce the results of the Ballot Count as follows:

- **TAMARA BULEK - 76 votes**
- **OLWEN Garcia - 41 votes**
- **Kendall Kalweit - 43 votes**

IRS Resolution - APPROVED

2020 Meeting Minutes, January 9, 2021 - APPROVED

ORGANIZATIONAL MEETING: A Meeting was held immediately after the Annual Meeting to select Officers for the 2021/22 Board of Directors.

Officers of the Board of Directors for 2021/2022 are as follows:

- President - Kevin Todd
- Vice President - Dan Hawkins
- Secretary - Olwen Garcia
- Treasurer - Tamara Bulek
- Director - Kendall Kalweit

ADJOURNMENT – There being no further business to discuss the Meeting was adjourned at 1:55 pm. Motion: Kevin Todd; Second: Olwen Garcia; 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 Annual Homeowners meeting held on the above date and approved by the Board of Directors of the Americana Gardens Homeowners Association.

ATTEST: _____

O. Garcia

Sec.

4/14/22

Signature

Title

Date



DESERT MANAGEMENT
A Professional Association Management Company

AMERICANA GARDENS HOMEOWNERS ASSOCIATION
ELECTION RESULTS NOTICE

May 18, 2021

Dear Americana Homeowners:

In compliance with Civil Code 5120(b), the Association must inform you of the results within fifteen (15) days of the election, reported to the membership via general notice.

ELECTION RESULTS

ITEM #1 ELECTION OF DIRECTORS

There were 3 candidates for 3 open positions on the Board of Directors, serving a two (2) year term, 55 ballots received and counted by the Inspector of Elections.

<u>NOMINEES</u>	<u>VOTE COUNT</u>	<u>ELECTION</u>
Tamara Bulek	76	Yes
Olwen Garcia	41	Yes
Kendall Kaweit	43	Yes

Item #2 Annual IRS Resolution:	APPROVED
Item #3 Meeting Minutes, January 9, 2021:	APPROVED

An Organizational Meeting was immediately held after the Annual Meeting to select officers of the 2021-2022 Board of Directors. Your 2021-2022 Board of Directors are as follows:

President	Kevin Todd
Vice-President	Daniel Hawkins
Secretary	Olwen Garcia
Treasurer	Tamara Bulek
Director	Kendall Kalweit

If you have any questions or concerns, please contact me directly at 760.325.4257 or via email: yreyna@desertmanagement.com

Thank you,

Yvonne M. Reyna, CCAM®
 Community Association Manager
 On behalf of the Board of Directors
 Americana Gardens Homeowners Association

PRESIDENTS REPORT
ANNUAL MEMBERSHIP MEETING
MAY 8TH, 2021

JANUARY 1ST thru APRIL 30TH 2021 - COMPLETED PROJECTS

- LANDSCAPING - ENHANCMENT PROJECTS at MAIN POOL & FRONT ENTRY - COMP - JAN 2021
- STUCCO REPAIR AND PAINTING @ MAIN POOL & CLUBHOUSE - COMPLETED - FEB 2021
- NEW A/C @ CLUBHOUSE - COMPLETED - APRIL 2021
- NORTH PARKING LOT - RESEALED - COMPLETED - APRIL 2021
- *NOTE ON HOMEOWNER RESPONSIBILITY FOR TENANTS AND GUESTS*

MAY 1ST 2021 thru APRIL 30TH 2022 - ONGOING & UPCOMING PROJECTS

- FENCES, GATES & RAILS -
REPLACEMENT UPGRADES TO BALCONY & STAIRWAYS UNIT 265 & 266 - JUNE 2021 (PHASE II)
NORTH AND SOUTH POOLS FENCING AND GATES (PHASE III) - SEPT 2021
- POOL VAULT REPAIR - ENGINEERING & PERMITS - JUNE with PROJECT COMP - AUG 2021
- CONCRETE REPAIR - SATURMINO - POSTPONED
- HYDRO JET SEWER LINES - POSTPONED
- BALCONY STRUCTURE INSPECTION - IN PROCESS - \$28k -PHASE I - SEPT 2021
- DRYER VENT PROJECT - IMPLEMENTATION - SEPT 2021
- RESTATEMENT OF BYLAWS/CC&Rs - ELECTION JANUARY 2022
- REVISE CONDO RULES AND REGULATIONS - IN PROCESS - PARALLEL TRACKS W/CC&Rs