

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
Monday, May 15, 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 with Zoom option.

PRESENT

Kevin Todd	President
Daniel Hawkins	Vice President
Olwen Garcia	Secretary
Tamara Bulek	Treasurer

Management Rep Rhonda M. Drews, PCAM™ – representing Premier Community Association Management

CALL TO ORDER

President Todd called the meeting to order at 2:03pm 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 April 17, 2023. Kevin Todd made a motion to approve the minutes as presented. Daniel Hawkins seconded the motion, all in favor, motion passed.

TREASURER’S REPORT

Tamara Bulek reported on the April, 2023 financials.

APRIL 2023			
Operating Accounts	\$91,371.06	Accounts Payable	\$81,457.75
Reserve Accounts	\$485,899.47	Reserves Liability	\$507,571.02
Receivables	\$27,280.49	Equity	\$43,584.18
Prepaid Assets	\$27,164.69		
Clearing Account	\$897.24		
Total Assets Amount	\$632,612.95	Total Equity & Liability	\$632,612.95

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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.

Kevin Todd made a motion to accept the April financials with his noted inquiries. Olwen Garcia seconded the motion, all in favor, motion passed.

NEW BUSINESS

Boiler Proposal – There is a proposal from Best Tec to scrub the tube bundle of the South Boiler in the amount of \$2,243.33. There was discussion on the best time to stop investing in the boiler and to convert to Tankless Water Heaters. Tamara Bulek made a motion to approve the Best Tec proposal contingent upon further negotiations on cost with Crossfire. Olwen Garcia seconded the motion, all in favor, motion passed.

Pest Control – The warranty renewal notice from Payne Pest Control was reviewed. The renewal amount of \$358 will continue the termite warranty on Building #7 for another year. Kevin Todd made a motion to approve the warranty renewal. Daniel Hawkins seconded the motion, all in favor, motion passed.

Security & Parking Lot Cameras – The Board reviewed the proposals from LVT Security and Flock safety regarding parking lot cameras. A map with proposed camera locations was also reviewed. After discussion, including the possibility of cancelling the Maxwell contract to supplement a system of cameras. Kevin Todd made a motion to authorize the expenditure of \$5,000 to purchase cameras, materials & installation, and new programmable digital locks for the Fitness Center & Laundry Rooms. Daniel Hawkins seconded the motion, all in favor, motion passed.

Pigeon Policy – Pigeon deterrents for the rooftops were discussed. Kevin Todd made a motion to authorize the expenditure of up to \$2,100.00 to replace current pigeon deterrent materials. Tamara Bulek seconded the motion, all in favor, motion passed.

#160 Unit Repairs – Correspondence from the Homeowner in unit #160 requesting reimbursement for AC repairs was reviewed. The owner is requesting reimbursement in the amount of \$1,621.00 due to the pigeon deterrent materials falling into the HVAC unit causing the AC to fail. Kevin Todd made a motion to approve the reimbursement. Olwen Garcia seconded the motion, all in favor, motion passed.

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#144 Unit Repairs – The leak damage in unit #144 was reviewed. It was recommended by the landscape contractor that the adjacent ficus tree, potentially causing the leak, be removed to give access to the cause of the leak. Kevin Todd made a motion to approve up to \$500 for the tree removal. Tamara Bulek seconded the motion, all in favor, motion passed.

Fences, Gates & Rails Update – RC Welding continues to be delayed. Additional proposals will be obtained.

Deck Repairs & Renovation – The Board is waiting for additional proposals and evaluations.

ARCHITECTURAL

Management was asked to follow up with owners who have installed new AC units without completing an architectural application.

HOMEOWNER'S FORUM –

None

NEXT MEETING DATE - Monday, June 12th, 2023 - General Session at 2:00 PM

ADJOURN

There being no further business to be brought before the Board, Kevin Todd made a motion to adjourn, all in favor, the meeting was adjourned at 3:46 PM.

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, Sec DATE: *6/12/23*