

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION**  
BOARD OF DIRECTORS – TELEPHONIC EXECUTIVE SESSION MEETING  
MONDAY, MAY 11, 2020 – 1:00 P.M.  
**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

- April 13, 2020
- March 9, 2020 (Approved Corrected Version)

APPROVAL OF EMERGENCY SESSION MINUTES

- March 30, 2020 (Approved Corrected Version)

DELINQUENT ACCOUNTS

- Delinquency Summary Report from Guralnick & Gilliland, LLP
- Approval of Authorization to Lien Delinquent Homeowners
- Discussion Re COVID-19 virus/Assessment Delinquency Ratio

CONTRACTS

- Ratify purchase of additional Pagoda lights at Clubhouse
- Ratify purchase of Dining/Patio set for South Pool
- Ratification of proposal from Best Tec

VIOLATIONS

- Unit 170 – Lattice Removal

LEGAL/PERSONNEL MATTERS

- [Proposed] Restatement of HOA By-Laws
- Request from Owners of Unit 266 following Denial of Insurance Claim
- Update on Unit 260 – Foreclosure Status
- Status of Association’s Fire Insurance Claim

ADJOURNMENT TO GENERAL SESSION MEETING

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**AMERICANA GARDENS HOMEOWNERS ASSOCIATION**  
BOARD OF DIRECTORS – TELEPHONIC GENERAL SESSION MEETING  
MONDAY, MAY 11, 2020  
(IMMEDIATELY FOLLOWING COMPLETION OF EXECUTIVE SESSION  
@ APPROXIMATELY 2:00 p.m. (PDT))  
**OPEN MEETING FOR ALL AMERICANA GARDENS OWNERS**

**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 (As Corrected)
- March 9, 2020 (As Corrected)
- April 13, 2020

FINANCIAL REPORTS

- For Period Ending March 31, 2020
- For Period Ending April 30, 2020
- Review of Financial Statements & Accounts  
pursuant to Corporations Code Section 5501
- Status of Annual Audit by VanDerPol CPA's
- Discussion Re Payroll vs. Reserve payment methods for Grounds Custodian  
for Front Entry Door Renovation project

FORMAL ADOPTION OF PROPOSED ELECTION RULES

(Following Notice to General Membership and Comment Period)

LANDSCAPING REPORT

ARCHITECTURAL IMPROVEMENT REQUEST(S)

- Discussion Re Unit 247 – Venting of Bathroom Exhaust Fan

COMMON AREA MAINTENANCE/PROJECTS

- Final approval of Security Screen Doors
- Update on Gates/Locks Project

## MANAGEMENT REPORT

- Correspondence
- Current Roof Access Log
- Current Resident Contact Log
- Update on 2020 Annual Meeting
- Updated Homeowner Contact Matrix
- Documents from Delphi Law Group

## OLD BUSINESS

- Status of Pool Vault Renovations
- Status of BRS Pass Through Roofing Expenditures
- Terminix contract vs. Dewey Pest Control proposal
- Americana Garden listing on Desert Management's website
- Spectrum WiFi at Clubhouse

## NEW BUSINESS

- Key, RFID Card & Sticker Distribution
- Report on recent break-in at North Laundry Room

HOMEOWNERS OPEN FORUM – **PLEASE LIMIT COMMENTS TO 3 MINUTES PER OWNER.**

NEXT MEETING DATE – [Proposed] Monday, June 8, 2020 AT 1:00 P.M.

ADJOURNMENT OF GENERAL SESSION MEETING

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