

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
Monday, June 12, 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 via Zoom.

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 2:04pm 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 a legal matter.

SECRETARY’S REPORT

The Board of Directors reviewed the meeting minutes of May 15, 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 May 2023 financials.

The following balances were noted:

MAY 2023			
ASSETS		LIABILITIES & CAPITAL	
Operating Accounts	\$85,327.53	Accounts Payable	\$72,853.18
Receivables	29,788.98	Reserve Liabilities	0.00
Prepaid Expense	19,447.36	Equity	83,612.72
Clearing Account	897.24	Retained Earnings	83,612.72
Total Assets	\$113,478.11	Total Liabilities & Capital	\$113,478.11
<i>* Balances:</i>			

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CIT: \$83,779.02	Prior Mgmt: \$1,548.51		Reserves: \$501,634.32

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.

May financials were not complete by meeting date and were not fully presented.

The balance on property 502-024-029 (APN) was reviewed. Daniel Hawkins made a motion to authorize the lien. Olwen Garcia seconded the motion, Kevin Todd abstained. Motion passed.

NEW BUSINESS

Proposed Painting Colors, Specs and Proposals – Reviewed proposed color renderings from Sherwin Williams. It is anticipated that painting will take place in 2026.

Fences, Gates & Rails Update – A proposal to complete the gates and railings was reviewed from Precision Painting and Reconstruction.

Boiler Proposal – This matter remains pending.

Deck Repairs & Renovation – The Board reviewed the proposal from Precision Painting and Reconstruction and is also waiting on one additional proposal.

Parking Lot Cameras – It was reported that research continues to be conducted as to the specific model of cameras to be purchased and the project remains pending.

Rules & Regulations – Cameras - The Board discussed the various aspects of what would be permitted and components of a proposed Policy. The Board and Management will continue to work on this matter.

ARCHITECTURAL

Management was reminded that per CC&R’s all Architectural Applications for HVAC unit replacements require a check in the amount of \$500 to BRS Roofing for the Roof Install Inspection.

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HOMEOWNER'S FORUM – Owners in attendance discussed topics such as: Americana Gardens Facebook page, plumbing issues, landscaping, painting, upper rails, balconies, and cameras.

NEXT MEETING DATE - Monday, July 10, 2023 at 2pm (open session).

ADJOURN

There being no further business to be brought before the Board, the Board adjourned the meeting at 3:06pm.

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 G. Garcia, Sec. DATE 7/10/23