

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
Monday, June 11, 2024 | 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 at the clubhouse and via Zoom.

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

ABSENT	Carol Palmiero	Director
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MANAGEMENT	Rhonda M. Drews, PCAM™– representing Premier Community Association Management
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CALL TO ORDER

President Todd called the meeting to order at 2:00pm noting that a quorum was present.

EXECUTIVE MEETING DISCLOSURE

It was noted the Board met in Executive Session prior to the meeting to discuss third party contracts, personnel, delinquencies and owner discipline.

SECRETARY'S REPORT

The Board of Directors reviewed the meeting minutes of May 13, 2024. Kevin Todd made a motion to approve the minutes. Olwen Garcia seconded the motion, all in favor, motion passed.

TREASURER'S REPORT

The April financials were presented for review, however they were tabled for further review.

NEW BUSINESS

Color Consultant – The color consultant, Dana joined the meeting to discuss her services and process. Tamara Bulek made a motion to approve the Color Coach's hourly rate of \$200.00. Olwen Garcia seconded the motion, all in favor, motion passed.

Rules & Regulations – The final draft of the Rules & Regulations was reviewed and will be discussed at the July meeting.

Fences/Gates & Rails Update – It was reported that the North Pool will be complete in the next few weeks. EmpireWorks continues to research the metallic handrail paint color.

Deck Repairs & Renovation Update – Management reported they are waiting on a date that BRS will begin.

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Pigeon Remediation – It was reported that many other remedies are being tried to help alleviate the Pigeon population.

Parking Lot Cameras – Parking lot cameras are being installed the week of June 10, 2024.

ARCHITECTURAL

None

HOMEOWNER'S FORUM – Owners in attendance discussed items such as: noise complaints and renters.

NEXT MEETING DATE – Tuesday, July 8, 2024, at 2pm (open session).

ADJOURN

There being no further business to be brought before the Board, the Board adjourned the meeting at 2:59pm.

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

B. Garcia, Sec DATE 7/8/2024