

**Americana Gardens Homeowners Association**  
**Board of Directors General Session Meeting Notice & Agenda**  
**Monday, July 11, 2022 | 2:00 pm**  
**Clubhouse | Via Zoom**

Join Zoom Meeting

<https://us02web.zoom.us/j/86474665497?pwd=iy96rCQ9HhWo79NDTK1T2gFj5usqsr.1>

Dial- In Number (669) 900-6833

Meeting ID: 864 7466 5497

Passcode: 921718

**MEETING RULES:** The Secretary may record the meeting to aid in the preparation of minutes. The recording is deleted once the minutes have been prepared. As provided in the "Open Meeting Act," members may observe the meeting without interruption and will have the right to participate during the open forum portion of the meeting.

**CALL TO ORDER:**

**EXECUTIVE SESSION DISCLOSURE:**

- Best Tec - Yearly Maintenance Contract
- Unit #133 - Termite Contract
- Various Hammer Plumbing Contracts
- Nunez Handyman - Unit #115 - Unapproved Work
- Approval of Governing Documents
- SCT Reserves Contract

**SECRETARY'S REPORT:**

Approval of Board Meeting Minutes - June 13, 2022

**TREASURER'S REPORT::**

- Review of Financial Statements - June 2022

- **(INSERT FINANCE TABLE)**

- Aged Owner Balances
- Authorization for Transfer
- Reserve Contribution Deposit

- VanDerPol Audit - Unqualified Opinion

#### **COMMON AREA MAINTENANCE/PROJECTS:**

- Project Update on Fences, Gates & Rails
- Balcony Inspection - JN Engineering

#### **MANAGEMENT REPORT**

- Action List
- Roof Access
- Work Orders
- Correspondence

#### **ARCHITECTURAL VARIANCE APPLICATIONS**

- Ratify - Unit #234 – Replace AC Unit on Roof

#### **NEW BUSINESS:**

- Professional Election Inspectors - Contract
- Desert Management - Attachment A - Additional Fee Services Schedule
- Unit #133 Termites - Payne Pest Control - Ratify
- Unit #121 Sewage Back-up - Valdez Plumbing Invoice
- Purchase of Prodigy/TownSteel Gate Lock Sets
- GAS Company - Called to property in response to Osburn report of smelling gas at the North Side Pool equipment on June 24, 2022.
- Plumbing Issues - Units #165 vs. #265
- Hammer Plumbing - Ratify various project contracts
- Best Tec - Ratify add on to YMC & Recirc pump failure
- Nunez Handyman - Unit #115 - Unauthorized work performed.

#### **OLD BUSINESS:**

- Approve Governing Documents ~ Bylaws, CC&Rs & Maintenance Matrix

#### **OPEN FORUM:**

Three Minutes per Homeowner

#### **NEXT MEETING DATE**

August 15, 2022 - 2:00 pm | Americana Gardens Clubhouse/Zoom

#### **ADJOURNMENT**