

AMERICANA GARDENS HOMEOWNERS ASSOCIATION

General Session Board Meeting Minutes

Monday, July 11, 2022 at 2:00 p.m.

Clubhouse / ZOOM

NOTICE OF MEETING:

In accordance with civil code section 4920, 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. Meeting was held telephonically.

PRESENT: Kevin Todd, President
Olwen Garcia, Secretary
Tamara Bulek, Treasurer – Via Skype

NOT PRESENT: Daniel Hawkins, Vice–President
Kendall Kalweit, Director

MANAGEMENT REPRESENTATIVE:

Dianne Greenstein, Community Association Manager, Desert Management.
Gabriela Torres, Assistant Community Manager

CALL TO ORDER:

President Todd called the meeting to order at 2:15 p.m., noting that a quorum was present.

EXECUTIVE SESSION REPORT:

The following information was disclosed from the Executive Session as follows:

- Approval of the revised Governing Documents with Delphi Law LLP
- Unit #133 – Termite Contract
- Approval - Payne Pest Management – Subterranean Termite Agreement-
- Approval - Hammer Plumbing – Maintenance – Hydro Jetting – Clean Outs
- Approval - Nunez Handyman – Unit #115 -Water Leak
- Approval – of the Audit – VanDerPol & Company
- Approval – of Professional Election Inspectors – Re: CC&R’S
- Account Number 88-60217 – Guralnick & Gilliland, LLP advise payment will be made in full
- Account No. 88-60235 – Status of Account - payment plan approved

SECRETARY’S REPORT:

Board Meeting minutes were approved as presented for June 13, 2022.

Motion–Kevin Todd; 2nd– Tamara Olwen; all in favor, motion passed.

TREASURER’S REPORT:

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Monthly Financials were not available for May & June 2022

May REVISED 2022			
Operating Account	\$ 86,076.55	Current Liability	\$ 65,371.94
Reserves Account	468,524.27	Prior Acct Software	28,589.42
?Receivables	62,302.30	Reserves Liability	0.00
Contra-Receivables	()	Equity	83,612.72
Prepaid Assets	20,893.99		20,893.99
Total Assets Amount	\$ 601,097		\$ 601,097.17

Transfer Funds over \$10k-Civil Code 5502

Operating Expense of Reserve Contribution Payment Deposited into Reserves \$20,105.66

Reoccurring); Board of Directors reviewed Aged Owners Balances report.

MANAGEMENT REPORT:

The Board of Directors reviewed and discussed the following:

- Action List.
- Roof Access Log.
- Correspondence.
- Resident Lists

NEW BUSINESS:

- THE BOARD OF DIRECTORS REVIEWED DESERT MANAGERMENTS ADDITIONAL FEE SCHEDULE
- PURCHASE 4 NEW TOWN STEEL ELITE 4010 ELECTRONIC PUSH BUTTON LEVER SET – RFID – 2 ¾ BACKSET – RIGID LEVER SET – SATIN CHROME KEY OVERRIDE – **MOTION – TAMARA BULEK, SECONDED BY OLWEN GARCIA, ALL IN FAVOR, UNANIMOUS**
- TAMARA BULEK STATED THAT BUILDING 4 – backside of the building needs to be repaired(fascia portion)

OLD BUSINESS:

- JUNE 24, 2022 AN OWNER CALLED TO ADVISE US HER TENANT SMELLED GAS- OSBOURNE’S POOL WAS CALLED OUT AND MET WITH KEVIN
- UNIT # 165 – HAMMER PLUMBING TO MAKE THE REPAIR – CONTRACT BETWEEN HAMMER PLUMBING AND HOMEOWNER
- UNIT #265 – HAMMER PLUMBING TO MAKE THE REPAIR – CONTRACT BETWEEN HAMMER PLUMBING AND HOMEOWNER

OPEN FORUM:

- No owners attended

