

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES**

Monday, July 10, 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
 Olwen Garcia Secretary
 Tamara Bulek Treasurer

ABSENT Daniel Hawkins Vice President

MANAGEMENT Rhonda M. Drews, PCAM™ – representing Premier Community Association Management

CALL TO ORDER

President Todd called the meeting to order at 2:02pm 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 June 12, 2023. Kevin Todd made a motion to approve the minutes as presented. Tamara Bulek seconded the motion, all in favor, motion passed.

TREASURER’S REPORT

Kevin Todd made a few inquiries regarding the financials. Kevin Todd made a motion to accept the May financials as presented. Olwen Garcia seconded the motion, all in favor, motion passed.

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

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Total Assets	\$113,478.11	Total Liabilities & Capital	\$113,478.11
* Balances:			
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.

Reserve Study – The reserve study proposal was reviewed and tabled.

NEW BUSINESS

Proposed Election Rules – The proposed Election Rules were reviewed. Kevin Todd made a motion to table the approval and remove the reference to proxies. Tamara Bulek seconded the motion, all in favor, motion passed.

Proposed Security Camera Policy – The Board reviewed the Surveillance Camera Policy, Rules & Restrictions for Access and Use By Residents and the Surveillance Camera Policy, Rules & Restrictions for Access and Use By the Association. Olwen Garcia made a motion to adopt the two policies and send out to the members for the 28 day review and comment period. Kevin Todd seconded the motion, all in favor, motion passed.

Fences, Gates & Rails Update – RC Welding has committed to be complete the project in approximately 30 days.

The proposal from EmpireWorks was reviewed for the 38 stairway railings. Kevin Todd made a motion to approve the EmpireWorks stairway proposal in the amount of \$156,000.00. Tamara Bulek seconded the motion, all in favor, motion passed.

Deck Repairs & Renovation – The Board reviewed the proposals received todate for the deck repairs. After a lengthy review and discussion, Kevin Todd made a motion to approve the proposal from Precision Painting and Reconstruction in the amount of \$42,650.00 for the renovation of 48 decks.

Boiler Proposal – The Board reviewed the proposal from Crossfire to install six (6) units on the southside of the community. Kevin Todd made a motion to approve Crossfire’s proposal in the amount of \$20,000.00. Tamara Bulek seconded the motion, all in favor, motion passed.

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Parking Lot Cameras – It was reported that the cameras have been purchased and are due to be delivered on Monday and installed by July 31, 2023.

Bulk Services – Management provided information from Frontier and HotWire for bulk cable services. Management was asked to inquire what the bulk pricing would be should the Board proceed.

ARCHITECTURAL

No discussion.

HOMEOWNER’S FORUM – No owners were in attendance.

NEXT MEETING DATE - Monday, August 14, 2023 at 2pm (open session).

ADJOURN

There being no further business to be brought before the Board, the Board adjourned the meeting at 3:31pm.

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 O. Garcia, Sec. DATE 9/11/23