

AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS – TELEPHONIC EXECUTIVE SESSION MEETING
MONDAY, JULY 13, 2020 – 1:00 P.M.

EXECUTIVE SESSION AGENDA

MEETING CALL-IN NUMBER – 1-425-436-6306

ACCESS CODE - 193937

CALL EXECUTIVE SESSION MEETING TO ORDER

APPROVAL OF EXECUTIVE SESSION MINUTES

- June 8, 2020

DELINQUENT ACCOUNTS

- Delinquency Summary Report from Guralnick & Gilliland, LLP
- Approval of Authorization to Lien Delinquent Homeowners
- Collection Policy Update

CONTRACTS

- Ratify proposal for 2021 Reserve Study – SCT Reserve Consultants, Inc.
- Ratify Maintenance proposal for BRS Roofing
- Pre-Approval of funding for Main Pool Gate project

VIOLATIONS

- Unit 247 – Exhaust Fan Reconsideration Request
- Unit 127 - Violation Fine

LEGAL/PERSONNEL MATTERS

- Approval of [Proposed] Restated By-Laws & related documents
- Update on Unit 260 – Trustee’s Sale Status
- Status of Unit 166/Flood Damage/Response from General Counsel
- Status of Association’s Fire Insurance Claim

ADJOURNMENT TO GENERAL SESSION MEETING

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AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS – TELEPHONIC GENERAL SESSION MEETING
MONDAY, JULY 13, 2020
(IMMEDIATELY FOLLOWING COMPLETION OF EXECUTIVE SESSION
@ APPROXIMATELY 2:00 p.m. (PDT))
OPEN MEETING FOR ALL AMERICANA GARDENS OWNERS

MEETING CALL-IN NUMBER – 1-425-436-6306
ACCESS CODE - 193937

CALL GENERAL SESSION MEETING TO ORDER

EXECUTIVE SESSION DISCLOSURE

APPROVAL OF GENERAL SESSION MINUTES

- June 15, 2020

FINANCIAL REPORTS

- For Period Ending June 30, 2020
- Review of Financial Statements & Accounts
pursuant to Corporations Code Section 5501
- Status of Annual Audit by VanDerPol CPA's
- Discussion Re Payroll vs. Reserve payment methods for Grounds Custodian
for Front Entry Door Renovation project
- Discussion Re July Check Run

LANDSCAPING REPORT

- Palm Tree proposal
- Policy for Southwest Landscape Re "Extras" proposals vs. Other Vendors
- Southwest's Maintenance Schedule for Jose

ARCHITECTURAL IMPROVEMENT REQUESTS

- No submittals this month

COMMON AREA MAINTENANCE/PROJECTS

- Status of Selection of Security Screen Doors
- Update on Gates/Locks Project
- Inventory of FOB Cards

MANAGEMENT REPORT

- Correspondence
- Current Roof Access Log
- Current Resident Contact Log
- Update on 2020 Annual Meeting
- Updated Homeowner Contact Matrix
- No Further Charges for Community Email Blasts
- Discussion Re Financials/Minutes/Action Item Lists
- Unit 134 Request & Policy Discussion

OLD BUSINESS

- Status of Pool Vault Renovations
- BRS Roofing A/C Charges, Policy, Process & Practice
- North Laundry Room Renovation
- Locate new vendor for Community Stucco Repairs

NEW BUSINESS

- Discussion Re Community Security Cameras
- Gate Access for Vendors, Delivery & Service Providers
- New Mail Boxes for Large Packages
- North & South Storefront Doors

HOMEOWNERS OPEN FORUM – **PLEASE LIMIT COMMENTS TO 3 MINUTES PER OWNER.**

NEXT MEETING DATE – [Proposed] Monday, August 10, 2020 AT 1:00 P.M.

ADJOURNMENT OF GENERAL SESSION MEETING

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