

AMERICANA GARDENS HOMEOWNERS ASSOCIATION

General Session Board Meeting Minutes

Monday, August 8, 2022 at 2:00 p.m.

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.

PRESENT:

Kevin Todd, President
Daniel Hawkins, Vice-President
Olwen Garcia, Secretary
Tamara Bulek, Treasurer -skype

NOT PRESENT:

Kendall Kalweit, Director at Large

CALL TO ORDER:

President Todd called the meeting to order at 2:02 p.m., noting that a quorum was present.

EXECUTIVE SESSION REPORT:

The following information was disclosed from the Executive Session, August 8, 2022as follows:

- Desert Management Contract
- PAX Fitness
- Premier Fitness
- Professional Inspectors of Election
- Unit 88-60217- Trustee Sale
- Policy on Bamboo Fencing Adopted.

SECRETARY'S REPORT:

Board Meeting minutes approved for July 11, 2022;

Motion - Kevin Todd; 2nd - Tamara Bulek; All in favor, Motion passed.

TREASURER'S REPORT:

Monthly Financials were approved as presented for June 2022 and July 2022.

Motion – Tamara Bulek; 2nd – Kevin Todd; All in favor; Motion passed.

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July 2022			
Operating Account	88,571.70	Current Liability	\$66,771.24
Reserves Account	423,165.34	Reserves Liability	423,165.34
Receivables	63,588.90	Equity	63,316.41
Contra-Receivables	(36,699.94)		
Prepaid Assets	14,626.99		
Total Assets Amount	553,252.99		553,252.99

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.

President Todd confirmed that he and Treasurer Bulek had reviewed the Associations July 2022 Financial Statement and accounts in accordance with the provisions of Corporations Code 5501.

ARCHITECTURAL VARIANCE/CHANGE REQUESTS:

The following architectural Variance Requests were approved;

- Unit 268 - Dryer vent thru rear wall (Pkg lot side) .
- Unit 144 - AC unit install
- Unit 201 - AC unit install
- Unit 259 - AC unit install
- Unit 103 - Pull down sun screen install.

COMMON AREA MAINTENANCE /PROJECT UPDATES:

- Discussion on Bamboo Fencing versus Stand Up Privacy Screens. Policy was introduced and adopted in the Executive Session.
- Glass Panel in Front North Door shattered. Olwen to obtain quotes on replacing the glass panel.

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OPEN FORUM:

Inquiries about HOA status with FHA and funding.

NEXT MEETING Monday, September 12, 2022| 2:00 p.m.

Due to COVID-19 virus, the Board Meeting will be via ZOOMI.

ADJOURNMENT There being no further business to discuss, the meeting adjourned at 2:59 p.m.

Motion - Kevin Todd; 2nd - Dan Hawkins; All in favor, Motion passed.

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
Signature

Sec.
Title

9/11/22
Date