

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS – TELEPHONIC GENERAL SESSION MEETING
Monday, August 10, 2020 – 2:00 p.m.**

NOTICE OF MEETING:

In accordance with Civil Code section 4920, notice of meeting and agenda items were posted at the Community directories and sent via email for the General Session Board of Directors meeting of the Americana Gardens Homeowners Association held on the above-stated date and time. This meeting was held telephonically due to Municipal and State restrictions arising from the COVID-19 virus.

DIRECTORS PRESENT:

**Kevin Todd, President
Daniel Hawkins, Vice President
Olwen Garcia, Secretary
Tamara Bulek, Treasurer
Kendall Kalweit, Director-at-Large**

DIRECTOR(S) ABSENT:

None

MANAGEMENT REPRESENTATIVE:

**Steffani L. Miller, J.D., CMCA
Community Association Manager
Desert Management**

CALL TO ORDER:

President Kevin Todd called the General Session meeting to order at 2:05 p.m., noting that a quorum was present.

EXECUTIVE SESSION DISCLOSURE:

Ms. Miller provided the Executive Session Disclosure from the Board's Executive Session meeting on August 10, 2020 at 1:00 p.m., as follows: (1) Review of the Delinquency Summary Report from Guralnick & Gilliland, LLP; (2) Approval of two Preliminary Lien letters; (3) Approval of a Landscape Enhancement and Irrigation proposals from Southwest Landscape & Maintenance, LLC; (4) Management reviewed the status of existing Owner violations; and (5) Board members reviewed legal matters related to the recent Trustee's Sale of Unit 260 and the status of Unit 166.

APPROVAL OF GENERAL SESSION MINUTES:

a. June 15, 2020 Meeting.

Upon a motion made by Treasurer Bulek and duly seconded by Secretary Garcia the General Session Meeting minutes of June 15, 2020, were approved as submitted. Motion passed unanimously.

b. July 13, 2020 Meeting. Upon a motion made by Treasurer Bulek and duly seconded by Secretary Garcia the General Session Meeting minutes of July 13, 2020, were approved as submitted. Motion passed unanimously.

FINANCIAL REPORT:

Treasurer Bulek gave the Financial report and advised members that the current balance in the Association's Operating account was \$77,400.35 and \$328,982.44 in the Reserve account. Upon a motion by President Todd and duly seconded by Secretary Garcia for acceptance of the Association's Financial Report for the period ending July 31, 2020 as submitted. Motion passed unanimously.

President Todd confirmed that he and Treasurer Bulek had reviewed the Association's July 31, 2020 Financial Statements and accounts in accordance with the provisions of Corporations Code section 5001.

LANDSCAPING REPORT:

Currently waiting for an up to date report from Southwest Landscape on the status of the irrigation supply lines. This information is crucial to establish the Landscape costs for the upcoming 2021 budget. It is anticipated that this report will be presented at the upcoming September meeting.

ARCHITECTURAL IMPROVEMENT REQUESTS:

There were no Architectural Improvement requests submitted within the past thirty days to Management.

COMMON AREA MAINTENANCE/PROJECTS:

a. Selection of Security Screen Doors.

At the July 2020 General Session meeting the board agreed that this project be tabled indefinitely. However, in the interim the board directed Management to survey the membership to determine the level of interest from owners regarding this proposed project.

b. Update on Gates/Locks Project.

President Todd presented four (4) proposals from RC Welding. Two proposals for secondary gates and rails to be installed in conjunction with the main pool area. A third proposal for the pool equipment enclosure and a fourth proposal for the trash enclosure railings were reviewed. These four proposals totalled 15,125.00. Upon a motion by President Todd and duly seconded by Vice President Daniel Hawkins to approve all four proposals and authorize a fifty-percent deposit payment in the amount of \$7562.50 to be paid from the Association's Reserve account. Motion passed unanimously.

MANAGEMENT REPORT:

Ms. Miller reviewed with Board members the following materials in connection with the Management report: (1) Recent Owner correspondence; (2) Current Roof Access log; (3) Key Status Log(the gate key status log does not include an inventory of the distribution of the Fob Cards as requested by the board); (4) 2020 Annual Meeting Call for Candidates which is due September 3, 2020.

OLD BUSINESS:

a. Status of Pool Vault Renovations.

It was reported that the contractor for this project has withdrawn from the job due to the ongoing delays with the City of Palm Springs Building and Safety Department in issuing the permits. Discussion was held on a possible strategy to address this issue with the city. President Todd indicated that he would contact Rammel Construction to inquire if they would postpone the contract until 2021.

b. BRS Roofing A/C Charges, Policy, Process & Practice.

Management advised that it had provided Board members with a draft of this policy for review and comment. After review it was added to procedure #6 that the home owners also be notified.

c. North Laundry Room Renovation.

The board was advised that the renovation is currently underway. Tentative completion date is scheduled for November 2020.

d. Community Concrete and Stucco Repairs.

Upon management referral President Todd reported that he had met with Steve Jelinek of Jelinek Construction on July 24, 2020. The purpose of this walk through meeting is to obtain a bid for concrete and stucco repairs throughout the community. Steve Jelinek was asked to provide various alternative proposals to address the repairs that are needed immediately versus repairs that can be scheduled in installments over time. Management advised that the Board will have the bid for this work in advance of its September meeting.

NEW BUSINESS:

a. Discussion Re Community Surveillance Cameras.

President Todd reported that Surveillance Cameras had been installed in the following common area locations: (1) South side Parking lot; (2) the South Laundry Room; (3) South Entrance to the Community Clubhouse; and (4) Main pool area to the Parking lot. Wifi and the installation of a surveillance camera for the North Laundry room is currently being explored.

b. Gate Access for Vendors, Delivery & Service Providers.

Management was directed to provide all Association Vendors that require entry with the residents dedicated gate code. Management was further directed to provide a dedicated gate code to major delivery vendors such as UPS and Federal Express. This dedicated gate code will function to open two front gates at the mailboxes and the two rear gates off Saturmino at the corner of Alejo and at the corner of Desert Palms.

c. New Mail Boxes for Large Packages.

President Todd reported that the Palm Springs Post Office has requested the Association Install (2) two over sized Parcel Boxes in the community. This would be at no cost to the Association.

Some owners commented that they preferred larger parcels be delivered directly to their front doors. This issue was tabled for further discussion until the September meeting.

d. North & South Storefront Doors.

President Todd reported that the upgrades to the North and South Storefront Doors has been scheduled.

HOMEOWNERS OPEN FORUM:

There were several owners who participated in the telephonic Open forum. Issues that were discussed included: (1) The ability to have large parcels delivered to resident's Front doors; (2) When the new Exterior gates would become operational; (3) the schedule for Front Entry Door staining; and (4) Recent Sale prices for units in the community.

NEXT MEETING DATE:

The next General Session meeting of the Association is scheduled for Monday, September 14, 2020 at 2:00 p.m. Management noted that the September meeting may still have to be held telephonically due to the COVID-19 virus.

ADJOURNMENT OF GENERAL SESSION:

The Board unanimously agreed to adjourn the General Session meeting at approximately 3:10 p.m. with no further business to be conducted.

SECRETARY'S CERTIFICATE

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
/s/ Olwen Garcia

DATED:

1/25/21