

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
Monday, September 11, 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 at the clubhouse and via Zoom.

PRESENT	Kevin Todd	President
	Daniel Hawkins	Vice President
	Olwen Garcia	Secretary
	Tamara Bulek	Treasurer

ABSENT None

(*One vacant position)

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

CALL TO ORDER

President Todd called the meeting to order at 2:00pm 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 August 14, 2023. Kevin Todd made a motion to approve the minutes as presented. Olwen Garcia seconded the motion, all in favor, motion passed.

TREASURER’S REPORT

This item was tabled as the August 2023 financials were not yet available.

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
Monday, September 11, 2023, | 2:00 p.m.
Clubhouse**

August 2023			
ASSETS		LIABILITIES & CAPITAL	
Operating Accounts	\$89,660.65	Accounts Payable	\$65,715.38
Receivables	\$31,136.93	Reserve Liabilities	0.00
Prepaid Expense	\$4,848.00	Equity	\$83,612.72
Clearing Account	\$897.24	Retained Earnings	\$83,612.72
Total Operating Assets	\$104,559.82	Total Operating Liabilities & Capital	\$104,559.82
<i>* Balances:</i>			
CIT: \$87,722.44	PacWest: \$1,938.51		Reserves: \$546,411.47

NEW BUSINESS

Pool Pit Repair Proposals – The Board reviewed proposals for the pool pit repairs. Kevin Todd made a motion to approve the proposals provided by Palm Springs Leak Detection and The Pool Guy to relocate the pool equipment for a cost of \$23,000. Daniel Hawkins seconded the motion, all in favor, motion passed.

Rules & Regulations – The Board reviewed the draft Rules & Regulations. Kevin Todd made a motion to approve the Rules & Regulations contingent upon review by Delphi Law Group. Olwen Garcia seconded the motion, all in favor, motion passed.

Proposed Election Rules – The Board reviewed the draft Election Rules. Kevin Todd made a motion to approve the Election Rules. Olwen Garcia seconded the motion, all in favor, motion passed.

Annual Election – The Board discussed the vacant position on the Board. The Board agreed to leave the vacancy and not appoint a member to fill the vacated seat and wait to fill the position with the annual election.

Gas Meter Study – Kevin Todd provided a comparison of gas usage, December 2021 – June 2022 and December 2022 – June 2023.

Electrical Meter (#115) – It was noted that SCE will remove the meter.

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
Monday, September 11, 2023, | 2:00 p.m.
Clubhouse**

Clubhouse Furniture – Kevin Todd made a motion to approve the purchase of clubhouse furniture for a cost of \$5,000. Daniel Hawkins seconded the motion, all in favor, motion passed.

Pest Control Renewal – The Board discussed renewal for building 8. The invoice was pending.

Entry Way Resurfacing Proposals – The Board reviewed one proposal. It was noted that this project will be addressed after the balcony and painting projects.

Fences/Gates & Rails Revised Proposal & Update – The Board reviewed a proposal for the fabrication and installation of 38 stairway railings. Kevin Todd made a motion to approve the proposal provided by Empire Works for a cost of \$153,200. Olwen Garcia seconded the motion, all in favor, motion passed.

Deck Repairs & Renovation Update – Revised proposal pending. No action taken at this time.

Bulk Services (Frontier & HotWire) – There was no report at this time.

ARCHITECTURAL

Ratify Architectural Approval #229 – It was noted that the architectural modification request submitted by the owner of #229 for the replacement of the electrical sub panel.

HOMEOWNER'S FORUM – Owners in attendance discussed items such as: bulk services, cameras, tankless hot water heaters, and roof leaks.

NEXT MEETING DATE - Monday, October 9, 2023, at 2pm (open session).

ADJOURN

There being no further business to be brought before the Board, the Board adjourned the meeting at 3:15pm.

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 Olwen Garcia, Sec DATE 10/4/23