

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS – TELEPHONIC GENERAL SESSION MEETING
Monday, September 14, 2020**

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 2:10 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 September 14, 2020 at 1:00 p.m., as follows: (1) Review of Delinquent Summary Report from Guralnick & Gilliland, LLP; (2) Approval of one Preliminary Lien letter; (3) Management reviewed the status of existing Owner violations; and (4) 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. August 10, 2020 Meeting.

Upon a motion made by Treasurer Bulek and duly seconded by Secretary Garcia the General Session Meeting Minutes of August 10, 2020, were approved as submitted. Motion passed by a vote of 3-0. President Todd abstained from the vote. *(Director Kalweit was not on the Conference call to participate in this vote.)*

FINANCIAL REPORT:

Treasurer Bulek gave the Financial report for the period ending August 31, 2020. The current balance in the Association's Operating account is \$80,690.17 and \$330,627.18 in the Reserve account. Acceptance of the August 31, 2020 Financial statement was tabled to allow Management the opportunity to correct the reserve allocation report.

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

LANDSCAPING REPORT:

President Todd advised Board members that Southwest Landscape had recently completed a small Landscape project adjacent to the Main pool prior to the installation of the new wrought iron fencing and gates. President Todd further voiced his concerns that the Association's Landscape vendor not use Round-up and/or any related products for weed abatement in the community.

ARCHITECTURAL IMPROVEMENT REQUESTS:

a. Discussion Re Window mounted Air Conditioning units.

President Todd led Board members in a discussion regarding window mounted Air conditioning units. It was the consensus of the Board not to allow this type of air conditioning unit. Management was instructed to continue to send Violation letters to those residents who have installed these units. Board members further discussed prohibiting this type of air conditioning unit outright when the Association updates its Rules & Regulations after the restatement of the CC&R's.

b. Unit 138 Application.

This application for the installation of a bathroom dryer vent was denied by the Board.

c. Unit 155 Application.

This application for hanging sun shades was approved as submitted.

d. Unit 244 Application.

This application for new windows and sliding patio glass door in the Almond shade was approved as submitted.

e. Water Damage Unit 134.

President Todd voiced his disappointment with BRS Roofing in their non-responsiveness to the resolution of this water-intrusion issue for the new owner of Unit 134. Management to follow up with BRS and rectify the situation.

COMMON AREA MAINTENANCE PROJECTS:

a. Update on Gates/Locks Project.

President Todd advised Board members that the exterior wrought iron gates and locks are now completed. He added that he is relying on residents and owners to make sure the gates close and lock property. The gates have been calibrated to close properly. Each gate will soon be designated by a specific Gate number. President Todd stressed for residents to please not use rocks to prop open the gates.

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) Notice of Waste Disposal Increase from Palm Springs Disposal; and (4) Completed Board Candidate applications submitted by Dan Hawkins and Kevin Todd. No other Board Candidate forms were received for the current (2) available Board positions.

OLD BUSINESS:

a. Status of Pool Vault Renovations.

President Todd reported that this project is postponed until next year 2021.

b. North Laundry Room Renovation.

President Todd advised that he is currently working on the planned renovation of the North Laundry Room which he will be able to present at the October Board meeting. He is working on various alternatives on the new vs. used and leased vs. owned.

NEW BUSINESS:

a. Update Re Community Surveillance Cameras.

President Todd reported that the Surveillance cameras on the South side of the Clubhouse and South parking lot are now operational and are currently being monitored via an app on his phone during the hours of midnight to 6:00 a.m. President Todd indicated he would like some assistance from his fellow Board members to monitor the Surveillance cameras when the cameras on the north side of the community are operational.

b. New Mail Box for Large Packages.

President Todd advised that the Post Master will be contacting Management in regards to installing (1) over-sized Parcel box on the north side of the Community mailboxes at the end of the row closest to Sunrise Way. This new postal box will be the same sand color as the other mail boxes.

c. Update Re North & South Storefront Doors.

President Todd reported that upgrades to the North and South Storefront Doors along Sunrise Way are completed.

HOMEOWNERS OPEN FORUM:

There were several owners who participated in the telephonic Open forum. Issues that were discussed included: (1) Taking proper care of the newly installed wrought iron gates; (2) Community Landscaping; and (3) new postal delivery boxes for large packages.

NEXT MEETING DATE:

The next General Session meeting of the Association is scheduled for Monday, October 12, 2020 at 2:00 p.m.

ADJOURNMENT OF GENERAL SESSION MEETING:

The Board unanimously agreed to adjourn the General Session meeting at 3:02 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:


/s/ Olwen Garcia

DATED:



