

AMERICANA GARDENS HOMEOWNERS ASSOCIATION
Board of Directors ~ General Session Meeting Notice & Agenda
Monday, October 10, 2022, at 2:00 p.m.

The Board will meet in the Clubhouse.

Access is limited. Owners are encouraged to attend via Zoom.

<https://us02web.zoom.us/j/7603092506?pwd=ZmtjVkl6QVFuT3RUbzR0QTF1Y0NHUT09>

Meeting ID: 760 309 2506 - Passcode: dm2125 / Call In (669) 444-9171 or (669) 900-683

Meeting Rules: *As the "Open Meeting Act provides," members may observe the meeting but not participate in the Board's deliberation or votes. Members may address issues during the open forum portion of the meeting. Be polite.*

CALL TO ORDER

EXECUTIVE MEETING DISCLOSURE – Desert Management

SECRETARY'S REPORT

- September 12, 2022 Minutes – 31

TREASURER'S REPORT

- September 2022 Financial Reports – 34
- Aged Owner Balances – 40
- Status of Delinquent Accounts – 42
- Review per Civil Code 5500
- Reserve Contribution Authorization for Transfer

MANAGER'S REPORT -

- Reserve Study
- Owner Communication
 - Unit 143 – 49
 - Unit 202 – 50
- Violation Notices
 - Unit 111 – 51
 - Unit 112 – 52
 - Unit 119 – 53
 - Unit 127 – 54
 - Unit 152 – 55
 - Unit 159 – 56
 - Unit 233 – 57
 - Unit 250 – 58
 - Unit 251 – 59

OLD BUSINESS

- Carport Space 97 Support Structure – 61
- Ratify Hammer Plumbing Proposal #25463 for \$25,450 – 62
 - Building 2 Gas Line Project / Unit 128
- Unit 115 / Hearing – 64
- Unit 133 Termite Claim – 65
- Dryer Vent Maintenance Unit 136, 165, 217, 236

NEW BUSINESS

- 2023 Budget Draft #1 – 69

HOMEOWNER'S OPEN FORUM – *comments are limited to three (3) minutes per owner*

Owner Participation: During the open forum, each attendee may address the Board for up to three minutes. This is your opportunity to speak to the Board.

NEXT MEETING DATE

- Monday, November 14, 2022 – Executive and General Sessions

ADJOURNMENT