

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS**  
**October 13, 2025 | 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.

<b>PRESENT</b>	Kevin Todd	President
	Daniel Hawkins	Vice President
	Olwen Garcia	Secretary
	Carol Palmiero	Director

<b>ABSENT</b>	Tamara Bulek	Treasurer
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<b>MANAGEMENT</b>	Rhonda M. Drews, PCAM™– representing Premier Community Association Management
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**CALL TO ORDER**

President Todd called the meeting to order at 2:01pm noting that a quorum was present.

**EXECUTIVE MEETING DISCLOSURE**

It was noted the Board met in Executive Session prior to the meeting to discuss owner discipline, delinquencies and third party contracts.

**SECRETARY’S REPORT**

The Board of Directors reviewed the meeting minutes of September 8, 2025. Kevin Todd made a motion to approve the minutes. Daniel Hawkins seconded the motion, all in favor, motion passed.

**TREASURERS REPORT**

The August, 2025 financials were presented for review, however the approval of the financials was tabled. The Board posed various questions to Management.

**NEW BUSINESS**

*Adopt Election Rules* – The Election Rules presented for adoption were reviewed. Kevin Todd made a motion to table this matter at this time. Olwen Garcia seconded the motion, all in favor, motion passed.

*Pro Elections Proposal* – The Pro Elections proposal to perform Inspector of Election services was reviewed. Kevin Todd made a motion to approve the proposal pending the opinion from the Association attorney regarding acclamation. Daniel Hawkins seconded the motion, all in favor, motion passed.

*Hydro Jetting Proposals* – The Board reviewed the hydro jetting proposals. The matter was tabled pending another proposal.

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*Entry & Deck Resurfacing* – The Board reviewed the proposals for the deck and entry way resurfacing. Kevin Todd made a motion to approve the A Pool Guy proposal in the amount of \$25,499.50. Daniel Hawkins seconded the motion, all in favor, motion passed.

*Balcony Boring* – The Board reviewed the proposals balcony inspections (units 242 and 261) and boring. Kevin Todd made a motion to approve the All County proposal in the amount of \$2,050.00. Olwen Garcia seconded the motion, all in favor, motion passed.

*Emergency Lockboxes* – Solutions for emergency access into units was discussed. The Board will continue to contemplate this issue.

*Entry & Deck Resurfacing Update* – This project is scheduled to take place October 27, 2025 through the first week of November.

*Balcony & Door Painting Proposals* - This project is scheduled to begin December 1, 2025, if not earlier.

*Electrical Proposals* – This matter remains pending proposals and additional information from Grayco Electric and Desert Elite Electrical.

*Plumbing System Design* – This matter was tabled pending additional design proposals.

*Dryer Vent Inspection Report* – This project is underway.

*Steps and Stairs Project* – The Board is working through issues with this particular vendor.

**ARCHITECTURAL** – None

**HOMEOWNER'S FORUM** – Various items were discussed such as: Balcony painting, dogs off leash, pet waste, mosquitos', and urine odor.

**NEXT MEETING DATE** – Monday, November 10, 2025 at 2pm (open session).

**ADJOURN**

There being no further business to be brought before the Board, the Board adjourned the meeting at 3:13pm.

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 HOA.

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ATTEST C. Garcia, Sec. DATE 11/21/2025