

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
Monday, October 9, 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 2:01pm noting that a quorum was present.

EXECUTIVE MEETING DISCLOSURE

It was noted the Board met in Executive Session prior to the meeting to discuss member discipline, delinquencies, and a legal matter.

SECRETARY’S REPORT

The Board of Directors reviewed the meeting minutes of October 9, 2023. Kevin Todd made a motion to approve the minutes as presented. Daniel Hawkins seconded the motion, all in favor, motion passed.

TREASURER’S REPORT

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

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September 2023			
ASSETS		LIABILITIES & CAPITAL	
Operating Accounts	\$106,084.40	Accounts Payable	\$55,015.77
Receivables	\$29,987.52	Reserve Liabilities	0.00
Prepaid Expense	\$2,661.00	Equity	\$83,612.72
Clearing Account	\$897.24	Retained Earnings	\$83,612.72
Total Operating Assets	\$117,644.96	Total Operating Liabilities & Capital	\$117,644.96
* Balances:			
CIT: \$94,514.71	PacWest: \$11,567.69		Reserves: \$645,531.66

NEW BUSINESS

Shut Off Valve Project Update - It was reported that this project is complete with the exception of 22 which will be reviewed in January, 2024.

Fire Extinguisher Event - "Fire Safety Day" was discussed and will be scheduled for a Saturday in January. In the meantime, Management will contact the local fire authorities to determine what is required for owners and/or tenants.

Clubhouse Furniture - It was reported this matter still remains pending.

Fire Alarm Inspections - Management was directed to contact Fire Busters for the fire alarm testing.

Pool Pit Repair Proposals – Kevin Todd made a motion to ratify the approval of the pool heater and spa motor at the South Pool. Olwen Garcia seconded the motion, all in favor, motion passed.

Electrical Meter (#115) – It was reported that the two meters have been completed.

Trenching & Stucco Proposal – Kevin Todd made a motion to approve the proposal submitted by Alonso General Contractors to perform the necessary repairs at unit #109. Olwen Garcia seconded the motion, all in favor, motion passed.

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Entry Way Resurfacing Proposals – This matter remains pending.

Fences/Gates & Rails Update – It was reported the Association continues to wait for RC Welding to complete their portion of the job. Empire Works will begin their stairway handrail project this month.

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

Bulk Services – The Board reviewed the information from Spectrum regarding bulk services and other logistics. Management will obtain further information.

ARCHITECTURAL

None

HOMEOWNER'S FORUM – Owners in attendance discussed items such as: water shut off notices.

NEXT MEETING DATE - Monday, November 13, 2023, at 2pm (open session).

ADJOURN

There being no further business to be brought before the Board, the Board adjourned the meeting at 3:30pm.

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 12/15/23