

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS – TELEPHONIC GENERAL SESSION MEETING
Monday, October 12, 2020 – 2:00 p.m.**

NOTICE OF MEETING:

In accordance with Civil Code section 4920, 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. Said meeting was held telephonically due to State and Federal restrictions arising from the COVID-19 virus.

DIRECTORS PRESENT:

Kevin Todd, President
David 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 2:00 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 October 12, 2020, as follows: (1) Review of the Delinquency Summary Report from Guralnick & Gilliland, LLP; (2) Approval of Executive Session Minutes of September 14, 2020; (3) Approval of a Landscape Maintenance Enhancement proposal from Southwest Landscape & Maintenance in the amount of \$800; (4) Board members also approved the Association's Insurance renewal with Prendiville Insurance Agency/Farmers for the total renewal premium of \$35,072, (which is approximately \$20 per month, per unit.)

APPROVAL OF GENERAL SESSION MINUTES:

Review and approval of the General Session Minutes of the September 14, 2020 meeting was tabled until the next meeting.

FINANCIAL REPORT:

Treasurer Tamara Bulek gave the financial report and advised members that the current balance in the Association's Operating account was \$84,786.98 and \$453,049.41 in the Reserve account. Due to several outstanding issues/questions that President Todd and Treasurer Bulek have with the Financials statements, approval of August and September Financials continue to be tabled until the next meeting.

President Todd confirmed that he and Treasurer Bulek had reviewed the Associations September, 2020 financial statement and accounts in accordance with the provisions of Corporations Code section 5501.

LANDSCAPING REPORT:

Management advised Board members that Southwest Landscape has confirmed that scalping and aerification of the Association's common area is presently scheduled for October 15, 2020. The Board also reviewed and approved a recommendation from Southwest Landscape & Maintenance to have the ficus trees trimmed in a "natural tree lacing" manner moving forward.

ARCHITECTURAL VARIANCE REQUEST(S):

The Board unanimously approved the Architectural Variance request for Unit 222 to have all windows and sliding glass doors replaced subject to approval of the "tan" color.

COMMON AREA MAINTENANCE REPORT:

a. Update on Gates/Locks Project.

President Todd provided Board members with a comprehensive update on the status of these on-going projects. Including new maps showing designated gate numbers for each entry way in the community. This should help facilitate clear communication between two parties. The gates and fencing around the Main pool area are scheduled to begin installation later this week.

b. BRS Roofing.

The Annual Roof Maintenance service provided by BRS Roofing is still unacceptable after their second pass. Management agreed to contact Tony Brasil, the owner of BRS, to discuss the Board's concerns.

MANAGEMENT REPORT:

Ms. Miller reviewed with Board members the following materials in connection with the Management report: (1) Owner correspondence; and (2) updated Roof Access Log.

OLD BUSINESS:

a. Status of Pool Vault Renovations.

President Todd reported that this project remains on hold due to the fact that the City of Palm Springs Building Department has not been processing Permit applications for the past several months. It is still anticipated that the Association will be able to move forward with this project in 2021.

b. North Laundry Room Renovations.

President Todd advised that renovations to the North Laundry Room are currently underway and the scheduled completion date for this project is November 30, 2020.

Update Re Community Surveillance Cameras.

c.

President Todd reported that work on the new Surveillance cameras continues and that a total of (5) five cameras are now operational. He added that he would welcome the assistance from any other Board member(s) to help monitor the footage from the system

NEW BUSINESS:

a. Discussion Re Draft 2021 Operating Budget.

President Todd led Board members in a discussion regarding the initial draft of the Association's 2021 Operating budget. President Todd and Treasurer Bulek will be making further revisions to the proposed budget in advance of the Association's November meeting.

HOMEOWNERS OPEN FORUM:

Two owners participated in the telephonic Open forum. Issues that were discussed included:

1. When the North Laundry Room would be re-opened; and
2. If the existing Pool key would work in the new gate(s) being installed at the Main pool area.

NEXT MEETING DATE:

The next General Session meeting of the Association is scheduled for Monday, November 9, 2020 at 2:00 p.m. Management noted that the November meeting may have to be held telephonically due to the COVID-19 virus.

ADJOURNMENT OF GENERAL SESSION MEETING:

The Board unanimously agreed to adjourn the General Session meeting at approximately 2:48 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: Olwen Garcia DATED: 12/16/20
/s/ Olwen Garcia