

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS**  
**November 21, 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
	Tamara Bulek	Treasurer
	Olwen Garcia	Secretary

<b>ABSENT</b>	Carol Palmiero	Director
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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 2:23pm 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 October 13, 2025. Kevin Todd made a motion to approve the minutes. Daniel Hawkins seconded the motion, all in favor, motion passed.

**TREASURERS REPORT**

The September and October, 2025 financials were presented for review, however the approval of the financials was tabled. The Board posed various questions regarding the Allocation Report.

The year end financial review proposal was reviewed. Kevin Todd made a motion to approve the VanDerPol proposal. Daniel Hawkins seconded the motion, all in favor, motion passed.

The revised Reserve Study was reviewed. Kevin Todd made a motion to approve the study as presented. Daniel Hawkins seconded the motion, all in favor, motion passed.

The 2026 budget was presented for review. Kevin Todd made a motion to approve the budget as presented with the increases indicated on the assessment schedule. Tamara Bulek seconded the motion, all in favor, motion passed.

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**NEW BUSINESS**

*Pest Control Proposal* – The Board reviewed the proposal to place bait boxes throughout the community. Kevin Todd made a motion to approve 60 bait stations. Olwen Garcia seconded the motion, all in favor, motion passed.

The remaining agenda items were tabled and will be addressed at the next meeting.

**HOMEOWNER’S FORUM** – Various items were discussed such as: Hot water ad water pressure.

**NEXT MEETING DATE** – Monday, December 8, 2025, at 2pm (open session).

**ADJOURN**

There being no further business to be brought before the Board, the Board adjourned the meeting at 3:09pm.

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.

ATTEST     *O. Garcia, Sec.*     DATE     12/08/2025