

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS – TELEPHONIC GENERAL SESSION MEETING
Monday, November 9, 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 and
Yvonne Reyes, CCMA
Community Association Managers
Desert Management

CALL TO ORDER:

President Kevin Todd called the General Session meeting to order at 2:05 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 November 9, 2020, as follows: (1) Approval of Executive Session Meeting minutes of September 10, 2020; (2) Review of the Delinquency Summary Report from Guralnick & Gilliland, LLP; (3) Approval of a proposal from Best Price Plumbers in the amount of \$6,000; (4) Approval of a proposal from VanDelPol & Company in the amount of \$1,850 for preparation of the Association's 2021 Audit Report and Tax returns; (5) Approval of a proposal from Bye-Bye Birdy Pigeon Removal Service in an amount not-to-exceed \$1,500; and (6) Board members reviewed various Legal matters.

APPROVAL OF GENERAL SESSION MINUTES:

Review and approval of the General Session Minutes of the September 10, 2020 meeting was conducted by Board members. Upon a motion made by Treasurer Bulek and duly seconded by Secretary Garcia the General Session Meeting minutes of September 10, 2020 were approved as presented by a vote of 4-0, with President Todd abstaining.

FINANCIAL REPORT:

Treasurer Bulek gave the Financial report and advised members that the current balance in the Association's Operating account was \$83,820.26 and \$359,228.90 in the Reserve account. Due to several corrections/questions that President Todd and Treasurer Bulek had with the Financials statements, approval of August, September and October Financials were tabled until the next meeting.

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

Management also advised Board members that the Association has over \$443,049 in cash between its Operating and Reserve accounts, and to be advised that the FDIC insures up to \$250,000 per bank, for each account ownership. The Board should consider purchasing laddered CD's to reduce the amount of cash and to make sure all Association funds are FDIC insured. Treasurer Bulek indicated that she would research insured investment opportunities on behalf of the Association.

LANDSCAPING REPORT:

Treasurer Bulek gave the Landscaping report and stated that Kevin Todd and Olwen Garcia would be meeting with Malachi Ramos of Southwest Landscape & Maintenance on November 10th at 2:00 p.m. to walk the community and discuss various proposed landscape enhancement projects and tree trimming.

ARCHITECTURAL VARIANCE REQUEST(S):

There were no Architectural Variance Requests submitted for review at this meeting.

COMMON AREA MAINTENANCE REPORT:

a. Update on Gates/Locks Project.

President Todd provided Board members with an update regarding installation of new gates and fencing around the Main pool area that are scheduled to begin later this week. President Todd further advised that each gate in the community has now been assigned a specific Gate number for ease of reference.

MANAGEMENT REPORT:

Ms. Miller reviewed with Board members the following materials in connection with the Management report: (1) Owner correspondence; (2) updated Roof Access Log; and (3) the updated date for the Annual Meeting of Homeowners now scheduled for Saturday, January 9, 2021.

OLD BUSINESS:

a. Status of Pool Vault Renovations.

President Todd reported that this project remains on hold and will have the project status updated in January 2020.

b. North Laundry Room Renovations.

President Todd advised that renovations to the North Laundry Room are currently underway and the project is scheduled to be completed by the end of the month.

c. Update Re Community Surveillance Cameras.

President Todd reported that the Surveillance cameras are operational and being monitored. The entire project will be re evaluated in June 2021.

d. New Mail Boxes for Large Packages

The Association is currently waiting to be contacted by the Palm Springs Postmaster to coordinate the installation of the new Parcel delivery boxes in the community.

NEW BUSINESS:

a. Approval of 2021 Operating Budget.

President Todd led Board members in a discussion regarding the Association's updated 2021 Operating budget based on a modest increase in the monthly assessment of 3.49% per unit. Upon a motion made by President Todd and duly seconded by Treasurer Bulek to approve the Association's 2021 Operating Budget with minor modifications as discussed by Board members. Motion passed unanimously.

b. Review and Approval of 2021 Association Reserve Study.

President Todd then reviewed with Board members the 2021 Reserve Study prepared by Mike Graves of SCT Reserve Consultants. Following discussion between Board members and upon a motion made by President Todd and duly seconded by Treasurer Bulek the Association's 2021 Reserve Study was approved with minor corrections. Motion passed unanimously.

HOMEOWNERS OPEN FORUM:

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

1. Repairs to Unit 166;
2. Pigeon droppings on roofs in the community; and
3. Thanking Board members for their hard work and dedication to the community.

NEXT MEETING DATE:

The next General Session meeting of the Association is scheduled for Monday, December 14, 2020 at 2:00 p.m.

ADJOURNMENT OF GENERAL SESSION MEETING:

The Board unanimously agreed to adjourn the General Session meeting at approximately 2:53 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: 12/14/20
/s/ Olwen Garcia