

AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS – EXECUTIVE SESSION MEETING
VIA TELEPHONE CONFERENCE ONLY DUE TO COVID-19 RESTRICTIONS
MONDAY, NOVEMBER 9, 2020 – 1:00 P.M.

EXECUTIVE SESSION AGENDA
CALL-IN NUMBER 1-425-436-6306 – ACCESS CODE 193937

CALL EXECUTIVE SESSION MEETING TO ORDER

APPROVAL OF EXECUTIVE SESSION MINUTES

- September 10, 2020
- October 12, 2020

DELINQUENT ACCOUNTS

- Delinquency Summary Report from Guralnick & Gilliland, LLP
- Approval of Authorization to Lien Delinquent Homeowners

CONTRACTS

- Proposal from Best Price Plumbers Re Community Plumbing Drains
- Approval of (2) proposals from VanDelPol & Company Re 2021 Audit Review and Tax Preparation
- Proposal from Bye-Bye Birdy Pigeon Removal Service

VIOLATIONS

LEGAL/PERSONNEL MATTERS

- 30-Day General Notice Re By-Law Revisions
- General Notice Re Annual Owners Meeting
- Rental Restrictions recently passed by California Legislature
- Unit 166 Status

ADJOURNMENT TO GENERAL SESSION MEETING

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AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS – GENERAL SESSION MEETING
MONDAY, NOVEMBER 9, 2020
VIA TELEPHONE CONFERENCE DUE TO COVID-19 RESTRICTIONS
(IMMEDIATELY FOLLOWING COMPLETION OF THE EXECUTIVE SESSION
MEETING AT APPROXIMATELY 2:00 P.M. (PDT))
OPEN MEETING FOR ALL AMERICANA GARDENS OWNERS
CALL-IN NUMBER 1-425-436-6306 – ACCESS CODE 193937

CALL GENERAL SESSION MEETING TO ORDER

EXECUTIVE SESSION DISCLOSURE

APPROVAL OF GENERAL SESSION MINUTES

- September 14, 2020
- October 12, 2020

FINANCIAL REPORTS

- Updated for Period Ending August 31, 2020
- Updated for Period Ending September 30, 2020
- For Period Ending October 31, 2020
- Review of Financial Statements & Accounts
pursuant to Corporations Code Section 5501

LANDSCAPING REPORT

ARCHITECTURAL IMPROVEMENT REQUESTS

COMMON AREA MAINTENANCE/PROJECTS

- Update on Main Pool Fencing & Gates

MANAGEMENT REPORT

- Correspondence
- Current Roof Access Log
- Annual Owners Meeting - January 8, 2021

OLD BUSINESS

- Status of Pool Vault Renovations
- North Laundry Room Renovation
- Update Re Community Surveillance Cameras
- New Mail Boxes for Large Packages

NEW BUSINESS

- Discussion Re Updated 2021 Operating Budget
- Review of draft 2021 Association Reserve Study

HOMEOWNERS OPEN FORUM – **PLEASE LIMIT COMMENTS TO 3 MINUTES PER OWNER.**

NEXT MEETING DATE - [Proposed] Monday, December 14, 2020 AT 1:00 P.M.

ADJOURNMENT OF GENERAL SESSION MEETING

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