

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES
Monday, December 18th, 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 (*One vacant position)

MANAGEMENT Rhonda M. Drews, PCAM™– representing Premier Community Association Management

CALL TO ORDER

President Todd called the meeting to order at 2:03pm noting that a quorum was present.

EXECUTIVE MEETING DISCLOSURE

It was noted the Board met in Executive Session prior to the meeting to discuss third party contracts, delinquencies, and owner discipline.

SECRETARY’S REPORT

The Board of Directors reviewed the meeting minutes of November 13, 2023. Kevin Todd made a motion to approve the minutes with the noted correction. Daniel Hawkins seconded the motion, all in favor, motion passed.

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TREASURER'S REPORT

The Board reviewed the October and November financial statements. Tamara Bulek made a motion to accept the October financials as presented. Olwen Garcia seconded the motion, all in favor, motion passed. The November financials were tabled.

October 2023			
ASSETS		LIABILITIES & CAPITAL	
Operating Accounts	\$95,814.56	Accounts Payable	\$45,519.16
Receivables	\$33,018.08	Reserve Liabilities	0.00
Prepaid Expense	\$4,982.00	Equity	\$83,612.72
Clearing Account	\$897.24	Retained Earnings	\$83,612.72
Total Operating Assets	\$116,872.22	Total Operating Liabilities & Capital	\$116,872.22
* Balances:			
CIT: \$87,414.56	PacWest: \$456,609.02		Reserves: \$544,023.58

The Board of Directors reviewed the prior owner 88-60264. As the unit has been foreclosed upon, Tamara Bulek made a motion to write off the outstanding balance of \$19,310.72. Kevin Todd seconded the motion, all in favor, motion passed.

NEW BUSINESS

Reimbursement Request – The Board reviewed the owner's request for reimbursement due to a plumbing issue. Kevin Todd made a motion to approve the request in the amount of \$189.00. Daniel Hawkins seconded the motion, all in favor, motion passed.

Landscape Proposals – The Board reviewed the landscape proposals from Honor Landscape for various upgrades throughout the property. Tamara Bulek made a motion to approve an amount not to exceed \$25,000 for landscape projects. Olwen Garcia seconded the motion, all in favor, motion passed.

Clubhouse Painting – The Board of Directors reviewed the proposals to paint the interior of the Clubhouse. Kevin Todd made a motion to approve the proposal from Talamantes in the amount of \$4,800.00. Daniel Hawkins seconded the motion, all in favor, motion passed.

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Pool Cage Proposal - The Board and Management will continue to research and obtain bids to enclose the pool equipment. This item remains a priority.

Window Tint Proposal - The Board reviewed the proposal to tint the Clubhouse windows. Management was requested to confirm the MasterShield proposal includes the removal and request the vendor provide samples.

Clubhouse Furniture - This matter is being handled with all due diligence and is nearing the final stages for Board approval of the of the furniture.

Fences/Gates & Rails Update – It was reported the stairway railings are being fabricated and installed onsite by Empire Works. The *remaining patio* railings remain pending per RC Welding's production schedule.

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

Bulk Services – The Board is waiting to hear from Spectrum to ascertain if the Association was approved for bulk services.

ARCHITECTURAL

The Board reviewed and approved the Architectural Applications for unit 134's request to install ceramic tile on the patio deck and install new windows.

HOMEOWNER'S FORUM – Owners in attendance discussed items such as: security in laundry rooms, bulk services and pool/spa.

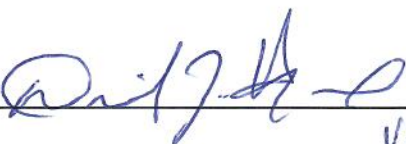
NEXT MEETING DATE - Monday, January 15th, 2024, at 2pm (open session).

ADJOURN

There being no further business to be brought before the Board, the Board adjourned the meeting at 3:22.p.m.

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


Vice President

DATE

1/15/2023