

AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
December 8, 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.

PRESENT	Kevin Todd	President
	Daniel Hawkins	Vice President
	Tamara Bulek	Treasurer
	Olwen Garcia	Secretary
	Carol Palmiero	Director

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

CALL TO ORDER

President Todd called the meeting to order at 2:05pm 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 November 21, 2025. Tamara Bulek made a motion to approve the minutes. Kevin Todd seconded the motion, all in favor, motion passed.

TREASURERS REPORT

The October, 2025 financials were presented for review, however the approval of the financials was tabled.

NEW BUSINESS

Hydro Jetting Proposals – The Board reviewed the proposals to perform hydro jetting in the community. Kevin Todd made a motion to approve RLC’s proposal. Olwen Garcia seconded the motion, all in favor, motion passed.

Emergency Lockboxes – The Board discussed emergency access into units in life threatening situations. Management will draft an eblast to be sent to all owners.

Entry Deck & Resurfacing Update – This project is complete.

Balcony & Door Painting Update – MC Painting is working on scheduling.

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Electrical Proposals – The Board reviewed the Desert Elite proposals. Management was asked to have them paired with the plumbing aspect.

Plumbing Proposals – Management will obtain a bid from Desert Elite.

Dryer Vent Inspections – A final eblast reminder will go out to all those who have yet to comply.

Steps & Stairs – This project is on hold for the time being.

ARCHITECTURAL REPORT

No report necessary at this time.

HOMEOWNER’S FORUM – Various items were discussed such as: Plumbing/piping, landscaping, and dryer vents.

NEXT MEETING DATE – Monday, January 12, 2026, at 2pm (open session).

ADJOURN

There being no further business to be brought before the Board, the Board adjourned the meeting at 2:52pm.

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 G. Garcia, Sec 1 DATE 01/12/2026