

AMERICANA GARDENS HOMEOWNERS ASSOCIATION

General Session Board Meeting Minutes
Monday, December 14, 2020 at 2:00 p.m.
ZOOM

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. Meeting was held telephonically.

PRESENT:

- Kevin Todd, President
- Daniel Hawkins, Vice-President
- Olwen Garcia, Secretary
- Tamara Bulek, Treasurer
- Kendall Kalweit, Director

MANAGEMENT REPRESENTATIVE:

Yvonne M. Reyna, CCAM®, Community Association Manager, Desert Management.

CALL TO ORDER:

Kevin Todd called the meeting to order at 2:11 p.m., noting that a quorum was present.

EXECUTIVE SESSION REPORT:

The following information was disclosed from the Executive Session, December 14, 2020 as follows:

- Board of Directors authorization for Pay-or-Lien letters for the delinquent Condo accounts #APN:502.024.017 and #APN:502.024.036.
- Condo account #APN:502.024.060.7 Approval of certified letter to homeowner for HOA assessments.
- Discussion of new law AB3182 effective January 1, 2021.
- Condo account #APN:502.023.027 Discussion on tenant’s behavior.

APPROVAL OF MINUTES:

Board Meeting minutes approved as presented–October 12, 2020 and November 9, 2020; Motion–Olwen Garcia; 2nd–Tamara; all in favor, motion passed.

FINANCIAL REPORT:

Monthly Financials were approved as presented and announce – August, September October and November 2020; Motion–Tamara Bulek; 2nd–Kevin Todd; all in favor, motion passed.

November 2020			
Operating Account	\$ 77,754.58	Current Liability	\$ 1,972.65
Reserves Account	368,810.25	Reserves Liability	368,810.25
Receivables	51,314.77	Equity	96,019.44
Contra-Receivables	(21,324.18)		
Prepaid Assets	3,246.92		

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Total Assets Amount	\$ 479,802.34	\$ 479,802.34
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Transfer Funds over \$10k-Civil Code 5502

Operating Expense of Reserve Contribution Payment Deposited into Reserves \$18,051.75.00 (Reoccurring); Board of Directors reviewed Aged Owners Balances report.

Union Bank

Board of Directors have reviewed and approved the following transfers for three (3) CD's from Reserves Account. \$100,000.00–1 year term; \$100,000.00–6 month term; \$60,000.00–3 month term. Motion–Kevin Todd; 2nd–Tamara Bulek; all in favor, motion passed.

President Todd confirmed that he and Treasurer Bulek had reviewed the Associations November 2020 Financial Statement and Accounts in accordance with the provision of Corporations Code Section §5501.

ARCHITECTURAL VARIANCE/CHANGE REQUESTS:

Account #88-60243 Approved to install new tile floors, upgrade kitchen counters, backsplash and shower tile by Mitch Tile and Stone.

Motion–Kevin Todd; 2nd–Tamara Bulek; all in favor, motion passed.

Account #88-60248 Approved to replace windows and sliding door by Artesia Glass.

Motion–Kevin Todd; 2nd–Tamara Bulek; all in favor, motion passed.

COMMON AREA MAINTENANCE /PROJECT UPDATES:

Fences/Gates/Rails Report

The major portion of the Main Pool Fences/Gates/Rails project has been completed. The remaining portion consisting of the balconies and stair rails are currently under prototype status and fabrication. Many homeowners have given compliments on the upgrades and feel they are a great asset to the community. Discussion on the unexpected expenses impacting Budget 2020. Also increases on materials which will impact the next phase of the project which is the fences/gates and rails of the North and South Pool.

Laundry Room Report

Renovations of the North Laundry Room are expected to be completed by January 2021.

MANAGEMENT REPORT:

Roof Access Report

Board of Directors reviewed and discussed the roof access log and question the accuracy of the log.

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Annual Homeowner Meeting

Annual Meeting will be held on Saturday, January 9, 2021. The deadline for all ballots is Friday, January 8, 2021 by 4:00 p.m., NLB Consulting, Inspector of Elections.

Correspondence and Work orders were review and discussed by the Board of Directors.

OLD BUSINESS REVIEW:

Southwest Landscape Proposals

Proposal were re-evaluated due to increased scope of work:

- 1) Ficus Trimming; 27 trees onsite, opening up and natural pruning; Total \$2,565.00.
- 2) Pool Planter Beds; North and South of Main Pool; Total \$1290.00.
- 3) Front Entry Upgrades - Tree Removal and Installation of new plants; Total \$1,754.
- 4) New plant installation; Plants owed to AG for signing of contract will be used to replace plants that did not survive the summer season; Total \$895.00.

Motion–Kevin Todd; 2nd–Tamara Bulek; all in favor, motion passed.

NEW BUSINESS:

Rick-A-Do Can Do Handyman

Board reviewed two proposals that were submitted for the stucco and paint project located by the main pool and clubhouse. Board selected to approve the proposal of Rick Hagerman of Rick-A-Do Can Do Handyman LLC. Rick will scrape, stucco and paint two (2) walls; Total \$450.00.

Motion–Kevin Todd; 2nd–Olwen Garcia; all in favor, motion passed.

RC Welding

Proposals was submitted by RC Welding & Fabrication for the following:

- North Pool Estimate # 1368 Fences/gates/rails; Total \$19,650.00
- South Pool Estimate # 1356 Fences/gates/rails; Total \$19,650.00
- Main Pool, Top Balconies, Estimate #1355; Total \$1920.00.
- Stair Railing 265/266 Estimate #1354; Total \$5700.00

All proposals were reviewed and discussed; Motion–Kevin Todd; 2nd–Tamara Bulek; all in favor, motion passed.

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OPEN FORUM:

Homeowners discussion include the following:

- Landscaping was overgrown and dirty, condition due to over seeding.
- HOA Increase for 2021 assessment dues.
- Vendors already having code for access without reporting to management for Roof Access Report.
- Investors purchasing property.
- Reports of inappropriate behavior for certain tenant.

NEXT MEETING Monday, January 11, 2021 | 2:00 p.m.

Due to COVID-19 virus, Board Meeting will be via conference call.

ADJOURNMENT There being no further business to discuss, meeting adjourned at 3:19 p.m.

Motion–Kevin Todd; 2nd–Kendall Kalweit; all in favor, motion passed.

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:

Signature

G. Garcia

Title

Secretary

Date

1/25/21