

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS – GENERAL SESSION MEETING
Monday, February 10, 2020
Americana Gardens Clubhouse**

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 at the Community Clubhouse located at 400 S. Sunrise Way, Palm Springs.

DIRECTORS PRESENT:

Kevin Todd, President
Daniel 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
Community Association Manager
Desert Management

CALL TO ORDER:

Kevin Todd, President, called the General Session meeting to order at 2:09 p.m., noting that a quorum was present.

APPROVAL OF GENERAL SESSION MINUTES:

The Board reviewed the minutes of the January 13, 2020 General Session meeting. Motion was made by President Todd and seconded by Treasurer Tamara Bulek to approve the January 13, 2020 General Session minutes as presented by Management with corrections. Motion passed unanimously.

Review of the General Session minutes from the December 23, 2019 meeting was tabled.

EXECUTIVE SESSION DISCLOSURE:

Ms. Miller reported on the Executive Session Disclosure from the January 13, 2020 Executive Session meeting which included: (1) Review of delinquent Assessment accounts; (2) Legal matters; and (3) pending contractual matters on behalf of the Association.

FINANCIAL REPORT:

Treasurer Tamara Bulek reviewed with Board members the Association's Financial Statements for the periods ending December 31, 2019 and January 31, 2020, respectively. Upon motion made by President Todd and seconded by Treasurer Bulek the Association's Financial Statements for the above-referenced time periods were accepted as presented by Management. Motion passed unanimously.

President Todd further confirmed that he and Treasurer Bulek had reviewed the Association's Financial statements and accounts in accordance with the provisions of Corporation Code section 5501.

President Todd provided Board members with two detailed Reserves Projected Expenditure Plans he prepared including final analysis of FYE 2019 and Projected Expenditures for FY 2020.

LANDSCAPING REPORT:

Ms. Bulek reported that she would be meeting with the Association's Landscape contractor, Angel of Creative Design Landscape, tomorrow to walk the community and identify what remaining plants may still require replacement. The majority of new plant material has now been installed and has begun to grow-in nicely which provides added color to the landscape palette of the community.

The Board requested that Management check into the status of a check missing since last November for Creative Design Landscape.

ARCHITECTURAL IMPROVEMENT REQUESTS:

(1). The request of the owner of Unit 112 to install an exterior Security camera was withdrawn by the homeowner prior to the meeting; and

(2). The request of owners, Randy and Penny Paston, of Unit 247 was tabled until Management can consult with the City of Palm Springs Building and Planning Department to resolve the issue of a requirement of installation of a Bathroom Exhaust fan.

COMMON AREA MAINTENANCE:

a. Plumbing (Water Pressure Issues).

President Todd reported he had a meeting scheduled with Valley Plumbing to determine if they could counter the Best Tec proposal of \$1800 for annual maintenance of the Boilers. If they can better the Best Tec proposal, he will further request that they assist in reviewing the ongoing main water supply issues that affect the entire community. Partly due to having been serviced by many different plumbers over the years there are numerous crossover issues to be resolved.

b. Entry Way Power Wash Plan.

Ms. Miller advised residents in attendance that the Association would begin a common area Entry Way Power Wash Plan for the next (5) five consecutive weeks beginning February 13, 2020 and running through March 12, 2020. Ms. Miller thanked President Todd for developing and coordinating this program including the corresponding schedule and community map.

MANAGEMENT REPORT:

Ms. Miller reviewed recent Homeowner correspondence with Board members together with the Association's current Escrow report. President Todd asked that the minutes reflect that Management omitted providing a current Action Items list this month.

OLD BUSINESS:

a. Completion of Updated Fire Alarm System.

President Todd advised that he was working with Rodney of Desert Fire on the final stages of completing the Association's updated Fire Alarm system and certification for the Palm Springs Fire Department. Upon motion duly made and seconded, Board members unanimously ratified the final expenditure to Desert Fire in the amount of \$2,586.88 to complete this project.

b. BRS Roofing.

President Todd reminded Board members and homeowners in attendance of the terms and conditions agreed to by the Association and BRS Roofing to keep the 10-year Roof warranty in full force and effect.

President Todd requested that Management follow-up on the status of the check missing since last September for BRS Roofing.

NEW BUSINESS:

a. 2020 Annual Homeowners Meeting.

Ms. Miller reported that the Association's General counsel, Wayne Guralnick, is currently drafting new Election Rules for the Association to comport with the provisions of Senate Bill 383, which became law on January 1, 2020. Ms. Miller anticipates that the Association's Annual meeting will be held in late May or early June this year.

b. Status of Pool Furniture Replacement.

President Todd advised that purchase of the new Pool furniture was on hold until such time as the Board reviewed incoming bids for possible relocation of the Pool Equipment vaults.

c. Community Security/New Gates:

President Todd informed owners that as part of the Association's Strategic Planning Project the Board had just approved a proposal from RC Welding & Fabrication in Executive session for new community wrought iron gates and fencing. The gates will help to address ongoing security concerns, including the problem with unauthorized persons accessing the community.

HOMEOWNERS OPEN FORUM:

Several homeowners were in attendance at the General Session meeting and the following issues were discussed during Open Forum, as follows:

1. Hot water supply service in Buildings;
2. Community security;
3. Common area Landscape improvements;
4. Building signage; and
5. An Architectural variance for Unit 247 for the installation of a Bathroom Exhaust fan.

NEXT MEETING DATE:

The next meeting date of the Board is tentatively scheduled for Monday, March 9, 2020 at 1:00 p.m., at the Community clubhouse.

ADJOURNMENT:

The Board unanimously agreed to adjourn the General Session meeting at 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 as approved by the Board of Directors of the Americana Gardens Homeowners Association.

ATTEST: Olwen Garcia
/s/ Olwen Garcia

DATED: 5/11/2020

AMERICANA GARDENS HOMEOWNERS ASSN.
GENERAL SESSION BOARD MEETING
Monday, February 10, 2020

Sign-In Sheet

Name

Property Address

Penny + Randy Aston

247

TRISH POWERS

155

Katrina Coulter

248

Chela + Rudy Shearn

101

Rip Marler

244

Carol Palmero

109

Michelangelo Puno-Robin

219