

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS – GENERAL SESSION MEETING
MARCH 9, 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 and time 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

Director Absent:

Kendall Kalweit, Director

Management Representative:

Steffani L. Miller, J.D., CMCA,
Community Association Manager
Desert Management

Call to Order:

The General Session meeting was called to order at approximately 2:12 p.m., by Kevin Todd, President.

Executive Session Disclosure:

Ms. Miller reported that during the Executive Session meeting held earlier today that the following matters were discussed: (1) The minutes of the February 10, 2020 Executive Session meeting were approved as submitted by Management; (2) Overdue assessment accounts were reviewed; (3) Contractual matters/expenditures were approved by the Board for Astro Electrical, Inc., RC Welding and Best Price Plumbers, Inc.; (4) Community violations were reviewed; (5) the Board conducted the initial read of [proposed] Restated Bylaws; and (5) the next Executive Session meeting was scheduled for April 13, 2020.

Approval of General Session Minutes:

Approval of the February 10, 2020 minutes was tabled until further corrections could be made by Management. Ms. Miller also agreed to meet with President Todd separately to review prior minutes of the Association for the time periods of September, 2019 through January, 2020.

Financial Reports:

Treasurer Tamara Bulek reviewed with Board members the Association's Financial Statement for the period ending February 29, 2020. Upon motion made by President Todd and seconded by Treasurer Bulek the Association's Financial Statement for the above-referenced time period was accepted as presented by Management. Motion passed by a vote of 4-0.

President Todd further confirmed that he and Treasurer Bulek had reviewed the Association's February, 2020 Financial statement and accounts in accordance with the provisions of Corporations Code section 5501.

President Todd further provided Board members with updated copies of a detailed projected Reserve Study Expenditure Plan he prepared for final results of FYE 2019 and estimated expenses for 2020.

Landscaping Report:

Ms. Bulek gave the Landscaping report by advising that she will be meeting the Angel from Creative Design Landscape to walk the community to identify those areas that still require additional/replacement plant material. They will also be walking the front of the community along Sunrise Way to identify those areas where additional desert scape plants should be installed which could provide a more vibrant landscape color palette.

Vice President Hawkins mentioned that he had some concerns about the amount of money the Association was being charged by Creative Design Landscape, as well as the length of time that it has taken them to provide the replacement plant material. President Todd added that he also had concerns about this vendor's work. Management was directed to obtain a further bid for the Association's Landscape Maintenance contract.

Architectural Improvement Requests:

Board members reviewed and approved an updated Architectural Variance/Change Request form for use that was provided by President Todd. A copy of which form is attached to these minutes.

Ms. Miller reported that she had spoken with the City of Palm Springs Building and Planning Department regarding a possible variance from the requirement of an exhaust fan for the Bathroom remodel of Unit 247, and that the owners of this property were notified by email of a possible solution that was recommended by the City. The owners were instructed to submit a written request to the attention of Tom Hartong in the Building & Planning Department requesting a variance to use a charcoal exhaust fan.

Common Area Maintenance:

Management reported that the Association's preferred Plumbing vendor has been changed to Best Price Plumbers, Inc. President Todd commented that he has been impressed to date with the service and fair pricing by Greg of Best Price Plumbers. Management further advised completion of the Entry Way Power Wash Program.

Management Report:

Ms. Miller reviewed recent Homeowner correspondence with Board members together with the Association's current Escrow report and the monthly updated Homeowner Email report.

Old Business:

a. Fire Alarm Installation/Certification Update.

Management reported that this project has now been completed and the invoice for \$2,586.88 of Desert Fire is being processed for payment.

b. 2020 Annual Homeowners Meeting (Call for Candidate form).

This agenda item has been tabled until General counsel completes the Association's updated Election Rules.

c. Boiler Update.

President Todd reported that he is working with Best Tec to perform additional service on the boilers.

d. BRS Roofing.

Management reviewed with Board members copies of previous correspondence that had been sent to the owners of Unit Nos.: 255, 242, 142, 168, 268, 172, 272 regarding prior pass-through Roof expenditures.

e. Documents Storage at Delphi.

Management has been advised that these records will be made available for pick-up from Delphi, and the documents will be delivered to President Todd.

f. Status of Plumbing leak repairs at Units 122 and 222.

Management reported that the owner of Unit 222 has provided the Association with a status update regarding the on-going remediation work to his unit.

g. Status of Association Audit with VanDerPol.

Management will be following up with VanDelPol, CPA's on the status of the Association's audit and tax return preparation.

h. Backflow Assemblies with Desert Water Agency.

President Todd reported that he is working with representatives of Desert Water Agency regarding the replacement of the community Backflow assemblies.

i. Patio Lattice at Unit No. 170.

Management advised that a further Violation notice would be sent to this owner for removal of the existing Patio lattice material.

New Business:

There were no new business items reviewed during this meeting.

Homeowners Open Forum:

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

1. Additional covered parking for the community;
2. Hot water supply service in buildings; and
3. Community security and the homeless population.

Next Meeting Date:

The next General Session meeting of the Association is scheduled for April 13, 2020, and will commence at approximately 2:00 p.m.

Adjournment:

The Board unanimously agreed to adjourn the General Session meeting at approximately 3:15 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 ASSOCIATION

400 N. SUNRISE WAY ~ PALM SPRINGS, CA 92262

c/o DESERT MANAGEMENT ~ 400 S. FARRELL DRIVE ~ Suite B-210 ~ PALM SPRINGS CA 92262

ARCHITECTURAL VARIANCE/CHANGE REQUEST

(Revised April 2020)

UNIT NUMBER _____ HOMEOWNER _____ DATE _____

MAIL ADDRESS (IF OTHER THAN AG ADDRESS) _____ PHONE _____ E-MAIL _____

PROPOSED CHANGE: _____

CONTRACTOR/VENDOR: _____

(INCLUDE LICENSE NUMBER IF APPLICABLE)

The above-described work is proposed for the above-described unit and approval thereof is requested.

Attached are _____ sets of drawings of the work to be done and a complete description of the materials to be used. Incomplete applications will not be considered and will be returned. There is a 30 day review period.

I/We understand that building permits for home improvements are required by the City of Palm Springs, and the cost of the permits, the responsibility for obtaining the permits and subsequent inspections will be borne by the applicant. I also understand that there may be fines assessed for initiating improvements without proper permits.

I/We acknowledge that all approved changes in the original design will be at our expense, that any damage to the existing building structure, roofing, framing, stucco or any other damage resulting from implementation of these permitted improvements will be at the applicants expense, and that all future maintenance shall be the applicants responsibility. **Please be advised that as a condition of the Roof Warranty, when replacing A/C units on the rooftop there is a \$500 inspection/service fee that is paid directly to BRS Roofing Inc.**

The work will require _____ days from start to completion.

I/We understand and agree that it is the applicant's responsibility to advise any subsequent owner of the modifications and any subsequent maintenance responsibility.

Signature(s) of all owners: _____ Date: _____

_____ Date: _____

The above request has been reviewed by the Architectural Committee on _____ and has been:
(DATE)

APPROVED () REJECTED () PENDING FURTHER INFORMATION ()

COMMENTS: _____

Approved by _____ Title: _____ Date: _____ (Permit Expires) _____

Completed work inspected by: _____ Title: _____ Date: _____
(Architectural Committee)

The Americana Gardens Homeowners Association Board of Directors thanks you for your improvements to our community.

