

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS – TELEPHONIC GENERAL SESSION MEETING
Monday, May 11, 2020**

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. Said meeting was held telephonically due to State and Federal restrictions arising from the COVID-19 virus.

DIRECTORS PRESENT:

Kevin Todd, President
Daniel Hawkins, Vice-President
Tamara Bulek, Treasurer
Kendall Kalweit, Director-at-Large

DIRECTOR(S) ABSENT:

Olwen Garcia, Secretary
(Excused with notice.)

MANAGEMENT REPRESENTATIVE:

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

CALL TO ORDER:

President Kevin Todd called the General Session meeting to order at 2:05 p.m., noting that a quorum was present.

EXECUTIVE SESSION DISCLOSURE:

Ms. Miller provided the Executive Session Disclosure from the Board's meeting earlier today at 1:00 p.m., as follows: (1) Approval of the Executive Session Minutes of April 13, 2020; (2) Review of the Delinquency Summary Report from Guralnick & Gilliland, LLP; (3) Approval of three Preliminary Lien letters to homeowners; (4) Discussion Re proposals for additional Pagoda lights at the Clubhouse, ratifying the purchase of a teak Patio set for the South pool; and ratification of a proposal from Best Tec; and (5) the Board reviewed several legal matters including the Foreclosure on Unit 260; the denial of an Insurance claim in connection with water damage to Unit 166; updating the Association's Governing documents; and status of the Association's Fire Insurance claim.

APPROVAL OF GENERAL SESSION MINUTES:

Upon a motion made by President Todd and duly seconded by Treasurer Tamara Bulek the General Session Minutes of February 10, 2020, March 9, 2020 and April 13, 2020 were approved as corrected by Management. Motion passed by a vote of 4-0.

FINANCIAL REPORT:

Treasurer Tamara Bulek gave the Financial Report and reviewed with Board members the Association's Financial Statements for the periods ending March 31, 2020 and April 30, 2020. Upon a motion by President Todd and duly seconded by Treasurer Bulek for acceptance of the Financial Reports for the periods ending March 31, 2020 and April 30, 2020 as submitted. Motion passed by a vote of 4-0.

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

Ms. Miller reported that both she and Aurora Solis had been in contact with Sheila McHale of VanDerPol CPA's regarding completion status of the Association's 2019 audit and preparation of the State and Federal tax returns. At this time, they are unable to provide a completion date.

President Todd then led a discussion regarding the best method to pay the Association's Grounds Custodian for the Front Entry Door Renovation project. A method has been set up to pay Leo directly from the Association's Reserve account. Vice President Hawkins suggested that we return to the payroll system in order to avoid potential payroll/tax issues for the Association and employee. It was agreed that this was the best course of action.

ADOPTION OF ASSOCIATION ELECTION RULES:

Ms. Miller reported that the General Notice of [Proposed] Operating Rule Change Re Adoption of New Election Rules has been provided to all Americana Gardens owners of record and the 28-day statutory comment period has now expired. No comments were received in opposition to the proposed Rule change. Accordingly, the Association's new Election Rules are hereby adopted effective May 11, 2020.

LANDSCAPING REPORT:

Ms. Bulek gave the Landscaping report by advising that Angel of Creative Design Landscape has now completed all his current improvement projects. Vice President Hawkins stated that the condition of the community grass is unacceptable and that steps need to be taken as soon as possible to correct this condition.

Ms. Miller indicated that she would contact Angel and schedule an on-site meeting with him to address the problem with the summer Bermuda grass.

ARCHITECTURAL VARIANCE REQUESTS:

a. Discussion Re Unit 247-Venting of Bathroom Exhaust Fan.

Management advised that it had received no further communication from the owners of Unit 247 or their contractor providing written confirmation of their purported Variance application to the City of Palm Springs and the denial of said application.

b. Approval Re Unit 213-Installation of new AC Unit.

President Todd reported that he approved the Architectural Variance Request for Unit 213 for the installation of a new air-conditioning unit, and confirmed that this owner submitted a check for the \$500 inspection fee to BRS Roofing at the time of their application submittal.

COMMON AREA MAINTENANCE PROJECTS:

a. Review of Proposed Security Screen Doors.

President Todd reviewed with Board members product information and corresponding photos of two types of Arcada Copper Surface Steel Security Screen doors. The price for the perforated metal screen door is \$234 from Home Depot. President Todd has previously volunteered his unit to serve as a test unit for the installation of this security door at his own cost.

It was noted that if this screen door is approved by the Board that the Association's Rules and Regulations would need to be amended to provide for the installation of this screen door only.

b. Update on Exterior Gate Project.

President Todd reported that this project was moving along a bit slower than originally anticipated in part due to the COVID-19 virus. Approximately eight of the new gates are completed and will be scheduled for installation shortly. President Todd added that each owner will be provided with two gate keys at no charge and a 6-digit gate code for the key pad which will be installed on each gate. RFID tags/stickers will be available for purchase at the cost of \$10.00 each, which represents the Association's cost.

President Todd further reported that he was waiting for a call back from the Palm Springs Fire Department to discuss the location and installation of the emergency Knox boxes that are required by the Fire Department, and that this represents a separate expenditure for the Association.

c. Exterior Glass Front Entry Doors.

President Todd advised that the Glass Front Entry doors to the community along Sunrise Way would need to have new locks installed which will be keyed the same as the lock for the new exterior wrought iron gates in order to provide continuity for community security.

MANAGEMENT REPORT:

Ms. Miller reviewed copies of recent Homeowner correspondence with Board members which were provided for informational purposes only, as well as the updated Owner-Tenant Contact list and current Roof Access log. Management further confirmed that the Association's files from the Delphi Law Group had finally been delivered to President Todd.

OLD BUSINESS:

a. Status of Pool Vault Renovations.

President Todd reported that the contractor for this project is currently waiting on the permitting process with the City of Palm Springs.

b. Status of BRS Pass-Through Roofing Expenditures and new Roof Inspection Policy.

Upon a motion made by President Todd and duly seconded by Director Kalweit the Association decided to no longer pursue collection against the four owners who owed money for past roof inspections. Motion passed by a vote of 4-0. Also. Management was directed to provide the Board with a formal Process & Practice Policy to handle checks being made out directly to BRS.

c. Terminix contract vs. Dewey Pest Control proposal.

President Todd advised that the Association would continue using Terminix for Pest control services, as we were able to negotiate a reduced monthly contract rate of \$125.

d. Spectrum Wi-Fi at Clubhouse.

President Todd advised Board members that he continues to work with representatives from Spectrum for the installation of internet service in the Community Clubhouse and the North and South Laundry rooms. Once the internet service is installed the Association will be able to proceed with the installation of Security cameras in these areas.

NEW BUSINESS:

a. Key, RFID Card & Sticker Distribution.

Management reported that distribution dates for keys and RFID cards/stickers would take place on the following dates and times: Saturday, May 23rd from 1:00-3:00 p.m.; Wednesday, May 27th from 3:00-5:00 p.m., and Saturday, May 30th from 1:00-3:00 p.m.

b. Report on recent break-in at North Laundry Room.

President Todd reported on the recent vandalism and theft of the North Laundry room. He stated that several of the washers and dryers sustained damage. Replacements for the equipment would be explored after this Laundry facility undergoes previously scheduled renovations.

HOMEOWNERS OPEN FORUM:

There were two owners (Unit Nos. 140 and 155) who participated in the telephonic Open forum. Issues that were discussed included:

1. A projected re-opening date for the Community Fitness Room; and
2. Distribution procedure for the new exterior Gate keys.

NEXT MEETING DATE:

The next General Session meeting of the Association is scheduled for Monday, June 8, 2020 at 2:00 p.m. Management noted that the June meeting may have to be held telephonically due to the COVID-19 virus.

ADJOURNMENT OF GENERAL SESSION MEETING:

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 and approved by the Board of Directors of the Americana Gardens Homeowners Association.

ATTEST:

Olwen Garcia
/s/ Olwen Garcia

DATED:

8/11/20