

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS – TELEPHONIC GENERAL SESSION MEETING
Monday, June 15, 2020 – 1:00 p.m.**

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

DIRECTORS PRESENT:

Kevin Todd, President
David 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:

President Kevin Todd called the General Session meeting to order at 1:02 p.m., noting that a quorum was present.

EXECUTIVE SESSION DISCLOSURE:

Ms. Miller provided the Executive Session Disclosure from the Board's Executive Session meeting on June 8, 2020, as follows: (1) Review of the Delinquency Summary Report from Guralnick & Gilliland, LLP; (2) Approval of one Preliminary Lien letter; (3) Approval of the Association's new Landscape Maintenance contract with Southwest Landscape & Maintenance, LLC; and (4) the Board reviewed several legal matters including the pending Trustee's Foreclosure Sale Re 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 Secretary Olwen Garcia and duly seconded by Treasurer Tamara Bulek the General Session Minutes of May 11, 2020, were approved with one correction to the Landscaping Report section on page 2 requested by President Todd. Motion passed unanimously.

FINANCIAL REPORT:

Treasurer Tamara Bulek gave the Financial report and advised members that the current balance in the Association's Operating account was \$75,761.16 and \$316,574.47 in the Reserve account.

Due to several minor corrections/questions that President Todd and Treasurer Bulek had approval of the May Financials were tabled until the next meeting.

President Todd confirmed that he and Treasurer Bulek had reviewed the Associations May, 2020 Financial statement and accounts in accordance with the provisions of Corporation Code section 5501.

Ms. Miller reported that Management has been in contact with VanDerPol CPA's regarding completion of the Association's 2019 audit review and preparation of the 2019 State and Federal Tax returns.

President Todd reported that he continues to work with Management in the proper allocation of the Association's Grounds Custodian wages for the Front Entry Door Renovation project.

LANDSCAPING REPORT:

As of June 1, 2020 the Board discontinued its contract with Creative Design Landscape effective June 30, 2020. In Executive Session the Board voted to approve a one-year contract with Southwest Landscape & Maintenance pending further Board inquiry.

The Board tabled the proposal from Southwest Landscape & Maintenance for the Removal of (3) Fan palms and the installation of (3) new Bismarck palms until January 2021.

ARCHITECTURAL VARIANCE REQUEST(S):

The Board ratified the Architectural Variance requests from Units 160 and 206 for the installation of new Air Conditioning units. Management confirmed that both homeowners had paid the \$500 fee directly to BRS Roofing.

COMMON AREA MAINTENANCE REPORT:

a. Approval of Security Screen Doors.

President Todd led Board members in a discussion regarding the proposed front door Security Screen doors and he advised members that he believes the ArcadaMAX Perforated Metal Screen door may be the best model to use. He added that he would like to see one door installed as a test. Director Kendall Kalweit agreed to volunteer his unit for this test installation.

b. Update on Installation of Exterior Gates.

President Todd updated members on the installation status of the new wrought iron exterior gates by R.C. Welding. There is still some additional work to be completed; however, overall the installation has been going well and residents comments regarding the new exterior gates have been very positive.

President Todd reported that there were additional costs associated with this improvement project which included expenses from Prodigy SmartLocks in the amounts of \$7,707.60 and \$712.95, and \$2,500 total for (6) Knox boxes which were required by the City of Palm Springs Fire Department.

c. Update on Main Pool Gate proposals.

President Todd reported that he continues to work with Richard from R.C. Welding on the final specifications for new wrought iron gates and fencing for the community's Main pool area which will match the new exterior gates. President Todd has the final proposal for the Main pool, gates and fencing from R.C. Welding; this portion of the project will cost \$17,435, and he would like Board authority for R.C. Welding to proceed with the project. Upon a motion made by President Todd and duly seconded by Secretary Olwen Garcia to proceed with this portion of the project and that a 50% deposit of \$8,717.50 be paid from the Associations Reserve account. Motion passed unanimously. President Todd noted that this previous expenditure does not include: balconies, patios, stairways and the pool equipment enclosures in the vicinity of the Main pool.

**Due to a prior commitment Treasurer Bulek had to leave the meeting at approximately 2:10 p.m.*

MANAGEMENT REPORT:

Ms. Miller reviewed with Board members the following materials: (1) Owner correspondence; (2) updated Resident Contact Log; and (3) updated Resident Contact matrix.

OLD BUSINESS:

a. Status of Pool Vault Renovations.

President Todd reported that this project remains on hold due to the fact that the City of Palm Springs Building Department has not been processing Permit applications for the past several months due to the COVID-19 virus.

b. Terminix Pest Control contract.

President Todd requested that Management confirm that the monthly Pest Control expenditure is lowered to \$125.00 in accordance with the Association's new contract with Terminix Pest Control.

c. Spectrum Wi-Fi Installation & Surveillance Cameras.

President Todd reported that Wi-Fi service is being installed in the Community clubhouse as well as the South Laundry room. Wi-Fi for the North Laundry room is currently being explored. He is researching the installation of Surveillance cameras that would monitor the immediate vicinity of these three common areas. No cameras would be focused on individual units.

NEW BUSINESS:

a. North Laundry Room Renovation.

President Todd further reported that substantial damage was done to the North Laundry room by vandals. He proposed that the Association go forward with renovation of the North Laundry room including: new flooring, paint, new laundry sink, tables and chairs and ceiling fan. He estimates this renovation will cost \$5-6K. Upon a motion made by President Todd and duly seconded by Director Kendall Kalweit to approve the estimated expenditure of not-to-exceed \$6K to conduct the necessary renovation work to the North Laundry room. Motion passed by a vote of 4-0.

President Todd commented that the Board would have to research the cost of continued leasing of the washing machines/dryers vs. the Association purchasing new machines.

HOMEOWNERS OPEN FORUM:

There were two owners who participated in the telephonic Open forum. Issues that were discussed included:

1. When the North Laundry room would be re-opened; and
2. When would the new wrought iron exterior gates become operational.

NEXT MEETING DATE:

The next General Session meeting of the Association is scheduled for Monday, July 13, 2020 at 2:00 p.m. Management noted that the July 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 2:36 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 DATED: 8/11/20
/s/ Olwen Garcia