

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS – GENERAL SESSION MEETING
Monday, July 13, 2020 – 2:00 p.m.**

NOTICE OF MEETING:

In accordance with Civil Code section 4920, notice of meeting and agenda items were posted at the Community directories and sent via email 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
Olwen Garcia, Secretary

DIRECTOR(S) ABSENT:

Kendall Kalweit, Director-at-Large
*(*Excused with Notice.)*

MANAGEMENT REPRESENTATIVE:

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

CALL TO ORDER:

President Kevin Todd called the meeting to order at 2:03 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 July 13, 2020, as follows: (1) Approval of Executive Session Minutes of May 11, 2020 and June 8, 2020, with noted corrections; (2) Review of the Delinquency Summary Report from Guralnick & Gilliland, LLP; (3) Approval of one Preliminary Lien letter; (4) Ratification of a proposal from SCT Reserve Consultants, Inc., for the 2021 Reserve Study; (5) Ratification of the Annual Roof Maintenance proposal from BRS Roofing; (6) Approval of estimate from Allied Glass & Door; (7) Review and approval of Architectural Reconsideration Request from Unit 247; (8) Review of Violations; (9) Approval of Restated By-Laws and related documents as presented by General Counsel; and (10) Updates on Legal matters regarding Units 166 and 260, respectively.

APPROVAL OF GENERAL SESSION MINUTES:

Review and approval of the General Session Minutes of June 15, 2020 meeting was tabled until the August meeting.

FINANCIAL REPORTS:

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

President Todd confirmed that he and Treasurer Bulek had reviewed the Association's May 31, 2020 and June 30, 2020 Financial Statements and accounts in accordance with the provisions of Corporations Code section 5501.

LANDSCAPING REPORT:

Management reported that it had confirmed with Malachi Ramos of Southwest Landscape that they would match the price of the other Tree vendor contacted by President Todd, and that Southwest Landscape would trim the Association's 47 palms at \$30.00 per palm for a total expenditure of \$1,410. President Todd indicated that the Board would continue to obtain other competitive bids on Landscaping projects to ensure that the Association was obtaining the best possible pricing for its Landscaping work.

President Todd request that Management check with Southwest Landscape to confirm the Work schedule for Josue and the status of the Association's Water audit.

ARCHITECTURAL VARIANCE REQUEST:

Management reported receiving a request on behalf of Unit 249 owned by Christopher Fleming on July 10, 2020, requesting permission to install carpeting on the exterior balcony deck of the unit. President Todd advised that the proposed new carpeting would have to be removed if future deck work was necessary for this unit. It was agreed that this Architectural Variance Request be denied.

COMMON AREA MAINTENANCE PROJECTS:

a. Security Screen Doors.

President Todd recommended that the Security Screen Door Project be tabled indefinitely.

b. Update on Installation of Exterior Gates.

President Todd updated members on the status of the new wrought iron gates. There is a period of adjustment and fine tuning prior to the yet to be determined date when the gates will become fully operational.

c. Inventory of FOB Cards.

Management reported that it was in the process of updating the master FOB/Gate Key Distribution list for the community.

MANAGEMENT REPORT:

Ms. Miller reviewed with Board members the following materials in connection with the Management report: (1) Recent Owner correspondence; (2) updated Roof Access Log; and (3) updated Resident Contact matrix.

In addition Management reported that the \$25 fee for Community email blasts had been waived for all future email blasts as a courtesy to the Association. Also, the Call for Candidates form will be mailed to all Americana Gardens owners shortly for the two expiring Board seats in 2020 in advance of the Association's Annual meeting which will be held this November.

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. BRS Roofing.

Management indicated that it was still working on the Board's [proposed] Policy statement for BRS Roofing Air conditioning charges and that it would present it to the Board at the August meeting.

c. North Laundry Room Renovation.

President Todd reported that plans for renovations are underway.

NEW BUSINESS:

a. Discussion Re Community Security Cameras.

President Todd reported that Wi-Fi service has been installed in the Community clubhouse as well as the South Laundry Room, and that he is researching the possible installation of Security cameras in these same areas.

NEW BUSINESS CONTINUED:

b. Gate Access for Vendors, Delivery & Service Providers.

President Todd reported that as part of the Association's new Gate system a dedicated Gate code has been assigned to major Delivery vendors such as UPS and Federal Express. This dedicated Gate code will function to open the two front gates at the mailboxes, and the two rear gates off Saturmino at the corner of Alejo, and at the corner of Desert Palms.

c. New Mail Boxes for Large Packages.

President Todd reported Key Keeper Boxes have been installed for the Post Office. There will be three (3) boxes in total. The main box is required at the front entrance, and the two (2) additional boxes at the rear of the community, as follows:

- Primary Key Keeper – Sunrise Way Center Right;
- Courtesy Key Keeper #1 - Saturmino Drive North Entry; and
- Courtesy Key Keeper #2 – Saturmino Drive South Entry

d. North and South Storefront Doors.

President Todd advised owners that that Board recently approved a proposal from Allied Glass & Door for new locks on the front entry glass doors. President Todd noted that the proposal included the base amount of \$1,450 for the South gate and \$1,250 for the North gate.

HOMEOWNERS OPEN FORUM:

There were two owners who participated in the telephonic Open forum. Issues that were discussed included: (1) the new wrought iron exterior gates; and (2) Front Entry Door Renovation project.

NEXT MEETING DATE:

The next General Session meeting of the Association is scheduled for Monday, August 10, 2020 at 2:00 p.m. Management noted that the August 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 3:20 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:

8/4/20