

AMERICANA GARDENS HOMEOWNERS ASSOCIATION

Annual Members Meeting Minutes
Saturday, January 9, 2021 at 1:00 p.m.
ZOOM

PRESENT Kevin Todd, President
Daniel Hawkins, Vice-President
Owen Garcia, Secretary
Tamara Bulek, Treasurer

NOT PRESENT Kendall Kalweit, Director

OTHERS PRESENT Yvonne Reyna, Association Manager, Desert Management
Alexis Pavia, Assistant Association Manager, Desert Management
12 Participants

INSPECTOR OF ELECTIONS Mandie Charlson, NLB Consulting

CALL TO ORDER President Todd called the meeting to order at 1:02 p.m.

ESTABLISHED A QUORUM

Yvonne Reyna introduced Mandie Charlson the Inspector of Elections. Ms. Charlson closed the polls and verified the Association's Quorum requirement was met. She then took leave to count the ballots.

FINANCIAL REPORT

Treasurer Tamara Bulek reported the association's finances are in a healthy status and reviewed the Financial with members.. Total assets are at \$487,074.45 including Reserves at \$355,255.48. The association is currently contributing \$18,841.50 monthly to the Reserve Fund. The Reserve Study revealed that the HOA is 34.06% fully funded. HOA dues were increased 3.49% for 2021.

PRESIDENT REPORT. President Todd reviewed the Americana Gardens projects for 2019 which included the following:

- Clubhouse & North and South Laundry Rooms Reroofed by BRS (May 2019)
- Entered into a contract with Multi Wash (May 2019)
- Hired a dedicated Grounds Custodian/Maintenance Person (June 2019)
- Renovation of South Laundry Room (June 2019)
- Parking Lot Seal(June 2019)
- Landscape and Irrigation Line Refurbish(Summer 2019)
- Dog Waste Stations Installed (July 2019)
- Astro Lighting (Interior and Exterior Upgrades) April to July 2019
- Pool Resurfacing (August thru November 2019)
- Restora Pool Deck Resurfacing (August thru November 2019)
- Decomposed Granite in Parking Lots (September 2019)
- Fire Alarm Restoration Project (January 2020)
- Termite Remediation (February 2020)
- Updated Associations Collection Policy (April 2019)
- Continued to update Americana Gardens Contact List (2019 to ongoing)
- BRS Roofing Air Conditioner Replacement Protocol (October 2019)
- Creation of Americana Gardens Web Page- thanks to Kevin Forshay

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OPEN FORUM

Discussion on the following topics:

- Community Website
- Restatement of Bylaws (Quorum requirement not met)
- Landscaping Items of Interest

FINAL TABULATION

Inspector of Election, Mandie Charlson of NLB Consulting, announced the results of the tabulation as follows:

Kevin Todd—44 votes; Daniel Hawkins—44 votes; IRS Resolution—42 votes, 1—opposed, 2019 Annual Meeting Minutes—42 votes, 1—opposed. Both Board of Directors positions are for a two (2) year term effective April 2020.

ORGANIZATIONAL MEETING

Organizational meeting was held immediately after the Annual Meeting for directors to motion on officer positions.

2020-2021 Board of Directors will be as followed:

President	Kevin Todd
Vice-President	Daniel Hawkins
Secretary	Owen Garcia
Treasurer	Tamara Bulek
Director	Kendall Kalweit

ADJOURNMENT

There being no further business to discuss, meeting adjourned at 2:31 p.m.
Motion—Kevin Todd; 2nd Motion—Tamara Bulek; all in favor, motion passed.

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 Annual Members Meeting held on the above date and approved by the Membership of the Americana Gardens Homeowners Association.

ATTEST:

Olwen Garcia
Signature

Sec.
Title

5 / 8 / 21
Date