

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION**

General Session Board Meeting Minutes

Monday, February 8, 2021 at 2:00 p.m.

ZOOM

**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. Meeting was held telephonically.

**PRESENT:**

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

**MANAGEMENT REPRESENTATIVE:**

Yvonne M. Reyna, CCAM®, Community Association Manager, Desert Management.

**CALL TO ORDER:**

President Todd called the meeting to order at 2:08 p.m., noting that a quorum was present.

**EXECUTIVE SESSION REPORT:**

The following information was disclosed from the Executive Session, January 14, 2020 as follows:

- Condo account #APN:502.023.027 Hearing was held and discussed. The Board will review and render their decisions at March's Executive Session.
- Condo account #APN:502.023.066.0 Board reviewed the hearing notes and due to the violation of the CC&Rs, the Board has assessed \$500.00 to the account.
- Spectrum contract was reviewed and the Board requested more details on options.
- NLB Consulting firm was contracted as Inspector of the 2021 Annual Elections.
- Bylaw ballot has been extended due to no quorum at this time, management will e-blast a reminder to the membership.

**SECRETARY'S REPORT:**

Board Meeting minutes approved as presented for January 11, 2021 meeting.

Motion–Kevin Todd; 2<sup>nd</sup>–Tamara Bulek; all in favor, motion passed.

**TREASURER'S REPORT:**

Monthly Financials were approved as presented and announced by Tamara Bulek;

Motion–Tamara Bulek; 2<sup>nd</sup>–Owen Garcia; all in favor, motion passed.

January 2021			
Operating Account	\$ 84,144.09	Current Liability	\$ 64,290.86
Reserves Account	369,325.69	Reserves Liability	369,325.69
Receivables	54,509.99	Equity	84,064.49

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Contra-Receivables	(21,324.18)		
Prepaid Assets	31,025.45		
Total Assets Amount	\$ 517,681.04		\$ 517,681.04

Transfer Funds over \$10k-Civil Code 5502

Operating Expense of Reserve Contribution Payment Deposited into Reserves \$18,841.50.(Reoccurring);  
Board of Directors reviewed Aged Owners Balances report.

**ARCHITECTURAL VARIANCE/CHANGE REQUESTS:**

- Account #88-60101 Approved to install electrical outlet on balcony wall.  
Motion–Kevin Todd; 2<sup>nd</sup>–Tamara Bulek; all in favor, motion passed.
- Account #88-60126 Approved singular Millguard Sliding windows.  
Motion–Kevin Todd; 2<sup>nd</sup>–Owen Garcia; all in favor, motion passed.

**COMMON AREA MAINTENANCE /PROJECT UPDATES:**

SW Landscaping

The following projects were completed: Enhancements at Main pool, Re-planting at front/center of the community and Desertscape conversion north side. As per contract Southwest installed 40 plants at no cost to the community. Several plant watering bubblers were identified that will be capped off.

Dryer Vents

The community is in need of policy for the maintenance of dryer vents and code for the standardization of the exterior covers. In consultation with Desert Management, a committee will be formed in order to develop the details and guidelines to facilitate implementation of this project.

**MANAGEMENT REPORT:**

Roof Access Log

The Board of Directors reviewed and discussed the roof access log. Management will e-blast a reminder to all homeowners to contact management before accessing the roofs.

Violation Activity Log

The Board of Directors reviewed and discussed the violation log. Management will update with notice replies and mail out 2<sup>nd</sup> notice.

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**NEW BUSINESS:**

**SB 326**

The Board reviewed and discussed this new law requiring balcony certification for structural soundness. President Todd has requested a proposal, due by March 8th, from C.L. Sigler & Associates, an engineering firm that is approved to perform such inspections. The moratorium on Balcony resurfacing stands in place until further notice. Rules and Regulations will need to be established prior to the moratorium being lifted. It was recommended that upgrades to all balconies be suspended at this time.

**AB3182**

The Board discussed the need for amending the CC&R's to comply with this new law. The law provides for rental properties to be capped at no more than 25% of total properties. The current ratio of rental properties to resident owners is at 60% to 40%. It was noted that there is little that can be done to rectify the imbalance. The law also establishes that rental properties may be limited to a 30 day minimum rental period. This limit is currently reflected in our CC&R's. Ongoing, no motion required.

**OLD BUSINESS:**

**Southwest Landscape**

Management presented the current contract which will expire on June 30, 2021. Management suggested that the Board consider proposals from other landscape companies at that time.

**OPEN FORUM:**

Four participants attended. Faulty community wide plumbing was discussed.

**NEXT MEETING**

Monday, March 8, 2021 | 2:00 p.m.

Due to COVID-19 virus, Board Meeting will be via conference call.

**ADJOURNMENT**

There being no further business to discuss, meeting was adjourned at 3:07 p.m.

Motion—Kevin Todd; 2<sup>nd</sup>—Owen Garcia; 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 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:**

Signature

*O. Garcia*

Title

*Sec.*

Date

*3/26/21*