

AMERICANA GARDENS HOMEOWNERS ASSOCIATION

General Session Board Meeting Minutes

Monday, May 10, 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

NOT PRESENTED: Kendall Kalweit, Director

MANAGEMENT REPRESENTATIVE:

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

CALL TO ORDER:

President Todd called the meeting to order at 2:04 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:

- Proposals were reviewed to restate CC&Rs and Bylaws.
- Balcony proposals were discussed and reviewed.

SECRETARY'S REPORT:

Board Meeting minutes approved as presented for April 12, 2021 meeting.
Motion–Kevin Todd; 2nd–Owen Garcia; all in favor, motion passed.

TREASURER'S REPORT:

Monthly Financials were reviewed as presented and announced by Tamara Bulek;
Motion–Tamara Bulek; 2nd–Daniel Hawkins; all in favor, motion passed.

April 2021			
Operating Account	\$ 87,552.46	Current Liability	\$ 47,682.85
Reserves Account	425,871.46	Reserves Liability	425,871.46
Receivables	49,029.21	Equity	88,296.29
Contra-Receivables	(21,324.18)		
Prepaid Assets	20,721.65		
Total Assets Amount	\$ 561,850.60		\$ 561,850.62

Transfer Funds over \$10k-Civil Code 5502

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

ARCHITECTURAL VARIANCE/CHANGE REQUESTS:

Account #88-60157 Board has requested the color of the window frame from Homeowner; Application pending at this time.

COMMON AREA MAINTENANCE /PROJECT UPDATES:

UNITED PAVING CO.

Invoice # 34329 was submitted for payment of \$3,235.00. Clean and seal north parking lot area due to tenants damaged from 88 - 60127. Invoice was assessed to homeowner's account.

MANAGEMENT REPORT:

Violation Activity Log

The Board of Directors reviewed and discussed the roof access log. Violation Log needs revising for continuing violation dates.

On-Site Meetings

The Board has suggested for future General Session Board Meetings and Executive Session Meetings to return to the clubhouse. Community Manager to advise if Desert Management Policy allows for in person meetings.

OLD BUSINESS:

Dryer Vents

ABC Chimney Sweep has negotiated \$100 per vent and \$48.00 for any duct repair needed. Tamara has referred to contact Duct Pros for proposal. Each homeowner would be responsible for vendor payment. No motion at this time; ongoing project.

Best Price Plumbers

The Board discussed the process to determine responsibility for plumbing repairs ie. HOA versus Homeowner. Homeowners that request reimbursement will be required to submit a plumbing report to the Board who will determine the responsibility for the cost of repair.

