

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION**  
General Session Board Meeting Minutes  
Monday, June 14, 2021 at 2:00 p.m.  
Clubhouse / 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.  
Vince Edwards, Assistant Manager, Desert Management.  
10 Participants.

**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:

- Landscaping has been contracted to Honor Landscape starting July 1, 2021.
- Balcony proposals were discussed and reviewed.

**SECRETARY'S REPORT:**

Board Meeting minutes approved as presented for May 10, 2021 meeting.  
Motion—Kevin Todd; 2<sup>nd</sup>—Owen Garcia; all in favor, motion passed.

**TREASURER'S REPORT:**

Monthly Financials were reviewed as presented and announced by Treasurer Tamara Bulek;  
Motion—Olwen Garcia; 2<sup>nd</sup>—Daniel Hawkins; all in favor, motion passed.

May 2021			
Operating Account	\$ 102,131.73	Current Liability	\$ 48,538.60
Reserves Account	443,304.91	Reserves Liability	443,304.91
Receivables	49,827.90	Equity	99,443.90
Contra-Receivables	(21,324.18)		
Prepaid Assets	17,347.05		
Total Assets Amount	\$ 591,287.41		\$ 591,287.41

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION**  
General Session Board Meeting Minutes  
Monday, June 14, 2021 at 2:00 p.m.  
Clubhouse / ZOOM

---

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 #88-60240 Conditional approval of prior installation of bamboo fencing around patio area. Motion—Kevin Todd; 2<sup>nd</sup>—Daniel Hawkins; all in favor, motion passed.

**COMMON AREA MAINTENANCE /PROJECT UPDATES:**

**MANAGEMENT REPORT:**

Violation Activity Log

The Board of Directors reviewed and discussed the roof access log.

**NEW BUSINESS:**

Reserve Study

Proposal for 2022 Reserve Study from Mike Graves at SCT Reserves Inc. was submitted for a Level II, Level of Service (on-site update). Total \$1,400.00; Motion—Kevin Todd; 2<sup>nd</sup>—Owen Garcia; all in favor, motion passed.

**OLD BUSINESS:**

Dryer Vents

Proposals were reviewed and discussed. Further information regarding Dryer Vent Cleaning will be mailed to Homeowners. Homeowners are responsible for payment of service. No motion at this time; ongoing project.

**OPEN FORUM:**

- Patio items to be removed.
- Dryer vents.
- Privacy screens/bamboo fencing on patios.
- Future increase on HOA assessments.
- Wrought iron pool doors easy access to reach over and open.
- North parking lot resurfacing.

