

AMERICANA GARDENS HOMEOWNERS ASSOCIATION

General Session Board Meeting Minutes

Monday, July 12, 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
Tamara Bulek, Treasurer
Kendall Kalweit, Director

NOT PRESENT: Olwen Garcia, Secretary

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 2:05 p.m., noting that a quorum was present.

EXECUTIVE SESSION REPORT:

The following information was disclosed from the Executive Session, July 12, 2021 as follows:

- The Board discussed the need for Rules and Regulations to supplement the existing R&Rs until the CC&R's are re-written.
- Tenants in Condo #127 continue to be problematic.
- The Board discussed the relocation of reserve funds to protect FDI insurance status.

SECRETARY'S REPORT:

Board Meeting minutes were approved as presented for June 14, 2021.

Motion—Kevin Todd; 2nd—Daniel Hawkins; 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.

June 2021					
Operating Account	\$	100,837.42	Current Liability	\$	53,122.55

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Reserves Account	455,544.62	Reserves Liability	455,544.62
Receivables	49,622.50	Equity	89,617.64
Contra-Receivables	(21,324.18)		
Prepaid Assets	13,604.45		
Total Assets Amount	\$ 598,284.81		\$ 598,284.81

Signature Cards

The Board of Directors have postponed signing Union Bank signature cards as presented. The Board has advised management they will potentially be moving funds to an alternate bank to protect FDIC insurance status.

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.

COMMON AREA MAINTENANCE /PROJECT UPDATES:

Grounds Custodian

The Board was advised of the status change of Adrian Lerma from Independent Contractor to payrolled employee. The Board agreed to starting pay at 19.00 per hour including sick and vacation pay. Also Workmen's Compensation Insurance has been established.

MANAGEMENT REPORT:

Violation Activity Log

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

Unit #122 termite issue, management to contact Terminix.

Palm Springs Disposal – they refuse to put the trash bins against the wall, they will not take responsibility if wall is damaged.

NEW BUSINESS:

Security

Maxwell Security submitted a proposal for security patrol. It was unclear from the proposal if it would include the following items: foot patrol from 10 pm to 6 am, monitor laundry rooms, clubhouse, parking and pools. The Board has approved for services up to \$1,000.00; Management to follow up and advise. Motion–Daniel Hawkins; 2nd–Kendall Kalweit; all in favor, motion passed.

OLD BUSINESS:

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Dryer Vents

Duct Pros submitted a proposal on dryer vents and will be scheduling five units at a time through October. Homeowners to schedule on vents and any duct work, homeowners are also responsible for payment of service. Total \$70.00 each. Motion–Kevin Todd; 2nd–Kendall Kalweit; all in favor, motion passed.

OPEN FORUM:

- Unit #134 reimbursement discussed.
- The subject of car ports was raised.
- Plumbing repair left incomplete at unit 156.

NEXT MEETING

Monday, August 9, 2021 | 2:00 p.m.

Clubhouse / ZOOM via conference call available due to COVID-19

ADJOURNMENT

There being no further business to discuss, meeting was adjourned at 2:57 p.m.

Motion–Kevin Todd; 2nd–Daniel Hawkins; 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:

Olwen Garcia, Secretary
Signature

9/10/21