

# AMERICANA GARDENS HOMEOWNERS ASSOCIATION

General Session Board Meeting Minutes

Monday, August 9, 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.  
0 Participants.

## **CALL TO ORDER:**

President Todd called the meeting to order at 2:18 p.m., noting that a quorum was present.

## **EXECUTIVE SESSION REPORT:**

The following information was disclosed from the Executive Session as follows:

- Governing documents are in the process of being revised by the board.

## **SECRETARY'S REPORT:**

Board Meeting minutes were approved as presented for July 12, 2021.

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

## **TREASURER'S REPORT:**

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

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

July 2021			
Operating Account	\$ 104,544.70	Current Liability	\$ 48,583.86
Reserves Account	467,438.65	Reserves Liability	467,438.65
Receivables	50,885.80	Equity	96,120.31
Contra-Receivables	(21,324.18)		
Prepaid Assets	10,597.85		
Total Assets Amount	\$ 612,142.82		\$ 612,142.82

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## Signature Cards

Board of Directors have not agreed to sign Union Banc signature cards as it was advised that Union Banc – HOA Department will be transitioning to Wes Pacific.

## 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.

## **MANAGEMENT REPORT:**

### Violation Activity Log

The Board of Directors reviewed and discussed the roof access log and action list. Management was directed to inquire of the Homeowner of Unit #266 their method of eviction and to advise the Homeowner of Unit 127 of those findings. Management was further requested to contact Delphi LLP. to inquire about the associations standing to proceed with eviction and determine the associated cost with doing so. Management has scheduled two hearings.

## **NEW BUSINESS:**

### Pool Maintenance

The Board was advised of violation notices received from Riverside County Department of Environmental Health regarding each of the three pools and three spas. Management has followed up with KAPS Pool services on the matter. Management will send a 30 day termination letter to KAPS effective September 1, 2021. Management presented the Board with two proposals for new vendors, one from Osburn Pool Maintenance and one from Pool Care Solutions. The Board considered the proposals and granted the contract to Osburn's Pool Maintenance for a monthly total of 1005.00 plus costs.

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

### Surveillance Cameras

Board has discussed the service to keep the cameras on-line at the cost of \$320.00 monthly.

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

## **OLD BUSINESS:**

### Dryer Vents

Management will e-blast a reminder to the membership for Dryer Vents.



**AMERICANA GARDENS HOMEOWNERS ASSOCIATION  
GENERAL SESSION BOARD MEETING**

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

Americana Gardens Clubhouse / ZOOM

DIAL IN: 1(669)900-6833

Meeting ID: 891 9167 5660 Passcode: 523901

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**AGENDA**

**CALL TO ORDER**

**APPROVAL OF MINUTES**

- Approval of Board Meeting Minutes–July 12, 2021

**FINANCIAL REPORT**

- Review of Financial Statements–July 2021
- Delinquent Account Review (if applicable)
- Reserve Account Signature Cards
- Reoccurring Payment
- Notice of Default–APN#502.024.017

**COMMON AREA MAINTENANCE/PROJECTS**

- Ground Custodian Employment Status

**MANAGEMENT REPORT**

- Roof Access, Violation Log Report & Action List
- Work Orders
- Correspondence

**NEW BUSINESS**

- BRS–Roof Leaks
- Proposals–Poolcare Solutions, Osburn Pools
- Pool/Spa Notices–Riverside County

**OLD BUSINESS**

- AWS Contract–Update
- Dryer Vents–Update

**OPEN FORUM**

- Three minutes per homeowner

**NEXT MEETING DATE**      September 13, 2021 | 2:00 p.m. | Americana Gardens Clubhouse | ZOOM

**ADJOURNMENT**