

AMERICANA GARDENS HOMEOWNERS ASSOCIATION

General Session Board Meeting Minutes
Monday, September 13, 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
Tamara Bulek, Treasurer
Kendall Kalweit, Director

NOT PRESENT: Daniel Hawkins, Vice-President
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 2:06 p.m., noting that a quorum was present.

EXECUTIVE SESSION REPORT:

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

- Seth – Osburn Pools presented a proposal for the pool vault reconstruction.
- Notice of Default was approved for APN# 502.024.017

SECRETARY'S REPORT:

Board Meeting minutes were approved as presented for July 12, 2021.
Motion–Kevin Todd; 2nd–Tamara Bulek; all in favor, motion passed.

Board Meeting minutes were approved as presented for August 9, 2021.
Motion–Kevin Todd; 2nd–Tamara Bulek/Kendall Kalweit; all in favor, motion passed.

TREASURER'S REPORT:

Monthly Financials were reviewed as presented and announced by Tamara Bulek;
Motion–Kendall Kalweit; 2nd–Kevin Todd; all in favor, motion passed.

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August 2021			
Operating Account	\$ 100,457.07	Current Liability	\$ 41,988.03
Reserves Account	475,409.02	Reserves Liability	475,409.02
Receivables	54,349.50	Equity	98,717.61
Contra-Receivables	(21,324.18)		
Prepaid Assets	7,223.25		
Total Assets Amount	\$ 616,114.66		\$ 616,114.66

Signature Cards

Board of Directors have postponed the signing Union Banc signature cards. The Board has been advised that Union Bank-HOA Department will be transitioning to Pacific Western.

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.
Motion—Kevin Todd; 2nd—Tamara Bulek; all in favor, motion passed.

COMMON AREA MAINTENANCE /PROJECTS:

RC Welding

Estimate #1385 North and South Pool Patio Wall Toppers. Four wrought iron patio wall toppers/rails to be fabricated, sandblasted and powder coated. Deposit of \$ 4,450.00 approved by the Board. Estimate #1307 Pool courtyard gates for North and South pool courtyard gates. Twelve short wrought iron gates to be fabricated, sandblasted and powder coated. Total cost of \$ 5,700.00
Motion—Kevin Todd; 2nd—Tamara Bulek; all in favor, motion passed.

MANAGEMENT REPORT:

Roof Access Log

The Board of Directors reviewed and discussed the roof access log. There was discussion of the possibility of resetting the combination numbers on the locks. Monthly walk- thru to be scheduled the first week of the month.

Violation Log

Discussion on Unit #127 Homeowner has been notified of a scheduled hearing for Monday, October 11, 2021 Executive Session. Management follow-up with Christina Blaine DeJardin on the status of evicting the tenant.

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City of Palm Spring Webinar

President Todd and management will attend the webinar scheduled for September 23, 2021 on New Waste Management Requirements SB1383.

Dryer Vents

Management will e-blast the membership as a reminder to submit the receipt once they have had their dryer vent maintained for record keeping purposes.

NEW BUSINESS:

Rules and Regulations

The Board of Directors reviewed and discussed all comments that were received from the membership during the required 28-day comment period. The Board agreed to one revision to the Pool/Spa hours. Prior to adoption the Board reviewed those rules and regulations that were approved at the Board meeting August 9, 2021. The Board formally adopted the new Rules and Regulations which included the following:

Parking Rules, Patio and Balcony Rules, Pool/Spa Rules, Trash Handling Rules, Fire Vent Maintenance Rules and also the Schedule of Fines.

Motion—Kevin Todd; 2nd—Kendall Kalweit; all in favor, motion passed.

2022 DRAFT Budget

The Board of Directors have tabled this item until October's Board Meeting. No motion at this time; item tabled.

OLD BUSINESS:

Maxwell

Currently waiting for Certificate of Liability insurance. Delphi Law is currently reviewing the contract awaiting advisement at this time.

Reserve Study Update

Considerable adjustments were made to the Fences, Gates and Rails project due to revised proposals from RC Welding. The Board was advised to move forward with the updated contract on the lower railings as planned this year(28 units). Also the remaining 30 units should be contracted for 2022. The Updated Information has been forwarded to Mike Graves of SCT Reserves to be used for version Two

