

AMERICANA GARDENS HOMEOWNERS ASSOCIATION

General Session Board Meeting Minutes

Monday, October 11, 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.
2 Participants.

CALL TO ORDER:

President Todd called the meeting to order at 2:01 p.m., noting that a quorum was present.

EXECUTIVE SESSION REPORT:

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

- Budget 2022 was discussed and approved
- Discussion on Pool pits relocation to be reviewed.
- Discussion on APN #502.023.071.4 and APN#502.023.022.0.

SECRETARY'S REPORT:

Board Meeting minutes were approved as presented for September 13, 2021.
Motion—Kevin Todd; 2nd—Dan Hawkins; all in favor, motion passed.

TREASURER'S REPORT:

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

September 2021			
Operating Account	\$ 94,064.95	Current Liability	\$ 38,361.35
Reserves Account	472,869.81	Reserves Liability	474,546.81
Receivables	56,588.00	Equity	95,628.74
Contra-Receivables	(21,324.18)		
Prepaid Assets	6,338.32		
Total Assets Amount	\$ 608,536.90		\$ 608,536.90

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Signature Cards

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

Certificate of Suretyship

Liberty Mutual has issued a Certificate of Suretyship for Americana Gardens accounts over the amount of \$250,000.00; blanket depositor bond for FDIC insured accounts.

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.

2022 Budget

Board of Directors have reviewed and discussed the 2022 DRAFT Budget. The Board have agreed to increase the monthly assessments by 6.1%. See chart below:

2021 Current Rate	Plus 6.1% Increase	2022 New Rate
\$ 297	+6.1%	\$ 315
\$ 391	+6.1%	\$ 415
\$ 401	+6.1%	\$ 425
\$ 409	+6.1%	\$ 434
\$ 426	+6.1%	\$ 452

COMMON AREA MAINTENANCE / PROJECTS:

Honor Landscape

Estimates #1319 Install new 9 stations Rainbird irrigation controller/timer and install new 20 controller/timer. Total \$ 1,670.00. Cost of controllers to be paid separately.

Estimate #1321 Install new Rainbird MP-Rotator sprinkler system and MP-Rotator nozzles.

Total \$ 5,100.00; Cost of nozzles to be paid separately.

Estimate #1323 Work to be performed on Saturmino Drive \$2,500.00

Motion–Kevin Todd; 2nd–Dan Hawkins; all in favor, motion passed.

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Osburn's Pool & Maintenance

Estimate #1129 All 3 Pools & Spa filter clean out. Total \$375.00;

Estimate #1130 Main Pool and Spa install chlorine tablet feeder. Total \$402.37

Motion–Kevin Todd; 2nd–Dan Hawkins; all in favor, motion passed.

MANAGEMENT REPORT:

Roof Access Log

The Board of Directors reviewed and discussed the following:

- Action List.
- Roof Access Log.
- Correspondence.
- Dryer Vent Maintenance update.

OPEN FORUM:

- N/A

NEXT MEETING Monday, November 8, 2021 | 2:00 p.m.
Due to COVID–19 virus, Clubhouse / ZOOM via conference call.

ADJOURNMENT There being no further business to discuss, meeting was adjourned at 3:03 p.m.
Motion–Kevin Todd; 2nd–Dan 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:

Signature

B. Garcia

Title

11/8/21

Date