

AMERICANA GARDENS HOMEOWNERS ASSOCIATION

General Session Board Meeting Minutes
Monday, November 8, 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.
Vincent Edwards, Assistant Manager, Desert Management.
3 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:

- Policy renewal with Farmers Insurance.
- RC Welding to install irrigation boxes.
- Discussion on APN #502.023.071.4, APN#502.023.022.0, APN #502.023.027.

SECRETARY'S REPORT:

Board Meeting minutes were approved as presented for October 11, 2021.
Motion—Kevin Todd; 2nd—Olwen Garcia; all in favor, motion passed.

TREASURER'S REPORT:

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

October 2021			
Operating Account	\$ 90,489.80	Current Liability	\$ 33,388.07
Reserves Account	423,135.95	Reserves Liability	423,135.95
Receivables	58,031.00	Equity	99,599.80
Contra-Receivables	(21,324.18)		
Prepaid Assets	5,791.25		
Total Assets Amount	\$ 556,123.82		\$ 556,123.82

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Signature Cards

Transition of HOA department to Western Pacific is completed. The Board of Directors requested information concerning brokered CD 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.

Reserve Study

Board of Directors have reviewed and discussed the 2022 Reserve Study prepared by Mike Graves of SCT Reserves. It was suggested that the Reserve Study not be initiated prior to August 2022. President Todd pointed out to the Board that the percentage of full funding has decreased from 40% to 30% and also the per unit deficit has increased by approximately 25%. As was previously announced the HOA assessments will be increased by 6.1% starting January 1, 2022 Motion–Kevin Todd; 2nd–Olwen Garcia; all in favor, motion passed.

COMMON AREA MAINTENANCE / PROJECTS:

Honor Landscape

The Board of Directors have discussed the trees to be removed between Buildings 3 and 4 and also between Buildings 7 & 8. Not to exceed \$2,000; Motion–Kevin Todd; 2nd–Dan Hawkins; all in favor, motion passed.

Maxwell Security

Guests are continuing to park in guest parking exceeding the 14 days allowance. Tenants are also parking overnight in guest parking and/or handicapped parking. The Board of Directors have requested Maxwell security to keep a nightly log of the license plates to ascertain those vehicles that are in non-compliance with the parking rules. Motion–Kendall Kalweit; 2nd–Olwen Garcia; all in favor, motion passed.

MANAGEMENT REPORT:

Roof Access Log

The Board of Directors reviewed and discussed the following:

- Action List.
- Roof Access Log.

