

AMERICANA GARDENS HOMEOWNERS ASSOCIATION

General Session Board Meeting Minutes

Monday, December 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
Daniel Hawkins, Vice-President
Olwen Garcia, Secretary
Tamara Bulek, Treasurer
Kendall Kalweit, Director

MANAGEMENT REPRESENTATIVE:

Yvonne M. Reyna, CCAM®, Comm. Association Manager, Desert Management.
Vincent Edwards, Assistant Manager, Desert Management.
2 Participants.

CALL TO ORDER:

President Todd called the meeting to order at 2:22 p.m., noting that a quorum was present.

EXECUTIVE SESSION REPORT:

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

- Discussion on North & South Pool Pits.
- JN Engineering Inc. approved for balcony inspections.
- Dave's Towing contract approved.

SECRETARY'S REPORT:

Board Meeting minutes were approved as presented for November 8, 2021.

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

TREASURER'S REPORT:

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

Motion—Kendall Kalweit; 2nd—Dan Hawkins; all in favor, motion passed.

November 2021			
Operating Account	\$ 84,794.24	Current Liability	\$ 60,970.42
Reserves Account	433,353.99	Reserves Liability	433,353.99
Receivables	60,077.00	Equity	100,991.39
Contra-Receivables	(21,324.18)		
Prepaid Assets	38,414.75		
Total Assets Amount	\$ 595,315.80		\$ 595,315.80

AMERICANA GARDENS HOMEOWNERS ASSOCIATION

General Session Board Meeting Minutes
Monday, December 13, 2021 at 2:00 p.m.
Clubhouse / ZOOM

Authorize to Lien

Board of Directors have approved to record an assessment lien on the following homeowners if account has not brought to current within 45 days.

- APN #502.024.035
- APN #502.608.036
- APN #502.023.021

Signature Cards

The transfer from Union Bank to Pacific Western has been completed. The Board of Directors has requested management to schedule a presentation from Pacific Western regarding Brokered CD's and other safe investment harbors to extend protection by FDIC insurance.

It was noted that the one year CD from Union Bank had matured on the 30th of November 2021. Without notice from management to exercise the option to cash out the CD was allowed to re-invest for another year maturing November 30, 2022.

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:

Fences, Rails & Gates

It was reported that RC Welding is close to completing fabrication of the steel arched tops for the garbage/recycle enclosures. They are expected to be installed by January 2022. Total cost 14,200.00 Half of the north and south bottom rails will be installed as catalogued on the list in January 2022. Total investment is \$77,700.00; Pipe Bollards to be installed in December 2021. Total cost \$6,700.00.

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

Dryer Vents

Board has extended the dryer vent cleaning project to January 30,2022. Approximately 70 of the 120 vents have been cleaned. Management will send an email blast notice to the membership, a hearing along with an assessment will be added to the account for those who do not participate.

MANAGEMENT REPORT:

Roof Access Log

