

# AMERICANA GARDENS HOMEOWNERS ASSOCIATION

General Session Board Meeting Minutes

Monday, May 9, 2022 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  
Olwen Garcia, Secretary  
Tamara Bulek, Treasurer  
Kendall Kalweit, Director

**NOT PRESENT:** Daniel Hawkins, Vice-President

**MANAGEMENT REPRESENTATIVE:** Yvonne M. Reyna, CCAM®, Community Association Manager, Desert Management. 2 Participants.

## **CALL TO ORDER:**

President Todd called the meeting to order at 2:09 p.m., noting that a quorum was present.

## **EXECUTIVE SESSION REPORT:**

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

- Revision of the re-sealing project contracted with United Paving.
- Governing Documents undergoing restatement process with Delphi Law LLP.

## **SECRETARY'S REPORT:**

Board Meeting minutes were approved as presented for April 11, 2022.  
Motion-Tamara Bulek; 2<sup>nd</sup>- Kevin Todd; all in favor, motion passed.

## **TREASURER'S REPORT:**

Monthly Financials were not accepted as presented. Aged Owner Balance reviewed and not accepted. Needs explanation from Accounting. No motion at this time, item tabled until next month.

April 2022			
Operating Account	\$ 105,829.26	Current Liability	\$ 79,791.73
Reserves Account	496,842.93	Prior Acct Software	28,589.42
Receivables	61,297.30	Reserves Liability	468,253.51
Contra-Receivables	(36,699.94)	Equity	71,368.20
Prepaid Assets	20,733.31		
Total Assets Amount	\$ 648,002.86		\$ 648,002.86

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## Transfer Funds over \$10k-Civil Code 5502

Operating Expense of Reserve Contribution Payment Deposited into Reserves \$20,105.66 (Reoccurring); Board of Directors reviewed Aged Owners Balances report. Motion—Kevin Todd; 2<sup>nd</sup>—Olwen Garcia; all in favor, motion passed.

## **COMMON AREA MAINTENANCE /PROJECTS:**

### Dryer Vents

Ten (10) hearings were held on Monday April 25,2022. The Board has directed Management to mail out the results of the hearings to the ten (10) Members. Members were fined \$100.00 each for non-compliance and advised of potential reimbursements assessments if they do not comply with the Dryer Vent Cleaning Project. Any costs occurring will be assessed to the Homeowners account. No motion at this time; On-going project.

### Balcony Inspection

Per SB326, RN Engineering is in the process of compiling data to present to the Board. Final payment has been released this week. The Board will discuss with SCT Reserves how this information will be managed within the Reserve Study for future use. No motion at this time; On-going project.

### Desert Water Agency

First rebate check of \$1,260.00 was received, 2<sup>nd</sup> rebate check of \$1,243.00 is expected. A third check in the amount of approx. \$2600.00 will be delivered to Americana Gardens once the Grass Reduction Project is completed. This will make a total in excess of \$5,100 in rebates! No motion at this time; On-going project.

## **MANAGEMENT REPORT:**

The Board of Directors reviewed and discussed the following:

- Action List.
- Roof Access Log.
- Correspondence.
- Management to request proposals for hydrojetting.

## **NEW BUSINESS:**

### Crossfire Corporation

Annual Boiler Maintenance was submitted for (2) Raypak Boilers at \$1,150.00 each and (2) Water Filter Systems at \$700.00 each, total \$3,700.00. The Board has requested additional proposals. No motion at this time; On-going project.

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## BRS Roofing

Annual Roof Inspection & Maintenance proposal submitted at \$4,000.00 by BRS Roofing. Concerns were raised over the quality and completeness of the scope of work actually performed in previous years. This service is tied to the Warranty of the roofs by BRS. Item table until June; On-going project.

## OLD BUSINESS:

### Pigeons

Archway over Main Entry by mailboxes needs pigeon remediation of an undetermined scope. Service with vendor Bye Bye Birdie has been discontinued. Recurring problems on Bldg #4 under investigation.

## OPEN FORUM:

- Pigeon issues.
- Yellow marks on grassy areas.
- Homeowner issue with shower leak in bathroom.

## NEXT MEETING

Monday, June 13, 2022 | 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 3:06 p.m.  
Motion–Kevin Todd; 2<sup>nd</sup>–Owner Garcia; all in favor, motion passed.

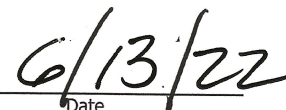
## SECRETARY'S CERTIFICATE

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

  
Title

  
Date