

AMERICANA GARDENS HOMEOWNERS ASSOCIATION

General Session Board Meeting Minutes

Monday June 13, 2022 at 2:00 pm

Clubhouse/Zoom

NOTICE OF MEETING:

In accordance with civil code 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.

PRESENT: Kevin Todd, President
Tamara Bulek, Treasurer
Dan Hawkins, Vice-President
Olwen Garcia, Secretary

NOT PRESENT: Kendal Kalweit

Management Representation: Yvonne Reyna CCAM, Community Association Manager,
Desert Management
Dianne Greenstein, Community Association Manager,
3 Participants

CALL TO ORDER:

President Todd called the meeting to order at 2:10 pm, noting a quorum was present.

EXECUTIVE SESSION REPORT:

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

- Pool and Spa Monthly Maintenance Proposals
- Hydro-Jet Proposals
- Fences, Gates & Rails Project
- Governing Documents Update

SECRETARY'S REPORT:

Board Meeting minutes were approved as presented for May 9, 2022

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

TREASURER'S REPORT:

April and May 2022 Financials were reviewed and accepted as presented.

Aged Owner Balance reviewed and accepted. President Todd and Treasurer Tamara Bulek had some questions for Management regarding Accounting.

Motion: Kevin Todd; 2nd Olwen Garcia; all in favor; motion passed.

TRANSFER FUNDS over \$10k- Civil Code 5502

Operating Expense of Reserve Contribution payment Deposited into Reserves
\$20,105.66(reoccurring) Motion Kevin Todd; 2nd Olwen Garcia; all in favor motion passed.

COMMON AREA MAINTENANCE / PROJECTS:

RC Welding- Project Update on Fences, Gates & Rails- Phase 4A south side was completed. The contract for Phase 4B the remaining 30 lower patio rails was submitted for \$91,500.00. Motion to approve. Motion: Kevin Todd; 2nd Tamara Bulek; all in favor; motion passed

DRYER VENT MAINTENANCE: Of the ten members found in violation 3 were cleared and 7 members remain non compliant. Management to add a \$100.00 fine to each member's account. The Board of Directors are still considering options.

BALCONY INSPECTION: The Board of Directors are in possession of the final report issued by JN Engineering. The Board will consider the information contained in the report and co-ordinate with SCT Reserves on any actionable items to be included in the reserve study. No motion at this time; on going project

DESERT WATER REBATE: Landscaping project has been completed and information submitted to Desert Water for Final Review and payment. No motion at this time; on going project

MANAGEMENT REPORT. The Board of Directors reviewed and discussed the following: Action List, Roof Access Log and Correspondence.

NEW BUSINESS:

Boilers Yearly Maintenance Contract: Proposals were submitted by Crossfire Corporation and Best-Tec. The Board had discussion and deliberation. Motion was made to accept the Best-Tec proposal. Motion: Kevin Todd, 2nd Dan Hawkins; all in favor; motion passed.

Hydro-Jetting Proposal: Proposals were submitted by 3 companies. Two were extremely high. Motion was made to accept a proposal submitted by Hammer Plumbing for \$5900.00. Motion: Kevin Todd; 2nd Dan Hawkins; all in favor; motion passed.

BRS Roofing Annual Maintenance: A Proposal for the Annual Inspection and Maintenance was submitted at the cost of \$4000.00. The Board continues its concerns over the quality and

scope of work performed in previous years. However, because the service is tied to the Warranty provided by BRS a motion was made to go forward with the submitted proposal.

RESERVE STUDY - SCT Reserves:

A proposal was submitted for the 2023 Reserve Study. This study requires a level 3 which is basically an update of the status without a site inspection. No action at this time.

OLD BUSINESS:

United Paving Proposal to add a Handi-Capped ramp for the south side was submitted for a cost of \$3276.00. Motion made by Kevin Todd; 2nd Tamara Bulek; all in favor; motion passed.

LEGAL: Management present payment plans submitted by G&G for review and approval. The Board rejected the proposed plan for 88-60217 and accepted the plan for 88-60235.

ARCHITECTURAL VARIANCE:

Two (2) AVR's were submitted and approved.

OPEN FORUM

One Member expressed concern over the midday grass watering. Two members called in to commend the Boards performance, noting how pleased they were with the Landscaping, Patio Rails, Upgrading and Cleanliness of property.

NEXT MEETING:

Monday July 11, 2022 at 2:00 pm

Due to COVID-19 virus, Clubhouse and also available via Zoom conference call.

ADJOURNMENT:

There being no further business to discuss the meeting was adjourned at 3:10 pm.

Motion: Kevin Todd; 2nd Olwen 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 Homeowners Association.

ATTEST Olwen Garcia, Sec. 7/11/22

