

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION**  
**Board of Directors ~ General Session Meeting Notice & Agenda**  
**Monday, September 12, 2022 at 2:00 p.m.**

The Board will be meeting in the Clubhouse

Access is limited so Members are encouraged to attend via Zoom

<https://us02web.zoom.us/j/88946653802?pwd=Ymd0YmczblZ0aVlxN3dGOW5YZTQrZz09>

Meeting ID: 889 4665 3802 - Passcode: 469093

Call In (669) 444-9171 or (669) 900-683

*Meeting Rules: As the "Open Meeting Act provides," members may observe the meeting but not participate in the board's deliberation or votes. Members may address issues during the open forum portion of the meeting. Be polite.*

**CALL TO ORDER**

**EXECUTIVE MEETING DISCLOSURE – Desert Management**

**SECRETARY'S REPORT**

- August 8, 2022 Minutes –

**TREASURER'S REPORT**

- August 2022 Financial Reports –
- Aged Owner Balances
- Review per Civil Code 5500
- Reserve Contribution Authorization for Transfer

**MANAGER'S REPORT-**

- Reserve Study
- Contract Increases/Changes
- 2023 Budget
- Desert Fire Inspection
- Owner Communication
  - Unit 270
- Violation Notices
  - Unit 118
  - Unit 129
  - Unit 225
  - Unit 250
  - Unit 252
  - Unit 272

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS GENERAL SESSION MINUTES  
Monday, September 12, 2022, at 2:00 p.m.  
Meeting held at Clubhouse AND Via 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 via Zoom.

**PRESENT**

Kevin Todd	President
Daniel Hawkins	Vice President
Olwen Garcia	Secretary
Tamara Bulek	Treasurer
Kendall Kalweit	Director-at-Large

**Management Rep**    Casey Jones                      Desert Management

**CALL TO ORDER**

President Todd called the meeting to order at 2:04 pm, noting that a quorum was present.

**EXECUTIVE MEETING DISCLOSURE**

A Hearing was held with account number 502-023-047-3. Contract for Fitness Equipment Maintenance Service, BRS Roofing and Security Services. Discussed Delinquencies and other Homeowner issues.

**SECRETARY'S REPORT**

A motion to approve the August 8, 2022 minutes was made by Treasurer Tamara Bulek Second by Kevin Todd; Motion passed unanimously

**TREASURER'S REPORT**

Treasurer Bulek reported the August financial markers:

Also discussed was a posting of \$28,589.42 into the Reserve Account which requires vetting and an explanation from Desert Management.

A motion to approve the unaudited August Financial reports as presented was made by Kevin Todd; Second by Dan Hawkins; all in favor; motion passed.

August 2022			
Operating Account	\$91,159.00	Current Liability	\$52,265.35
Reserves Account	\$425,635.00	Reserves Liability	\$425,635.00
Receivables	\$56,531.00	Equity	\$70,218.97
Contra-Receivables	(\$36,699.94)		
Prepaid Assets	\$11,493.49		
<b>Total Assets Amount</b>	<b>\$548,119.94</b>		

**Transfer Funds over 10k-Civil Code 5502**

Operating Expense of Reserve Contribution Payment Deposited into Reserves \$20,105.66 (Reoccurring);