

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS GENERAL SESSION MINUTES
Monday, October 10, 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	

Management Rep Casey Jones Desert Management

ABSENT Kendall Kalweit Director

CALL TO ORDER
President Todd called the meeting to order at 2:08 pm.

EXECUTIVE MEETING DISCLOSURE
A Hearing was held with the owner and representatives of unit account number 88-60208. Other subjects discussed included proposals from On the Fly Pest Control, Farmer's Insurance, LaBarre Oksnee Insurance Brokers, a delinquency, and the status of the balloting process for the current update to the governing documents.

SECRETARY'S REPORT
A motion to approve the September 12, 2022 minutes was made by Treasurer Tamara Bulek Second by Secretary Garcia; Motion passed unanimously

TREASURER'S REPORT
Treasurer Bulek reported the August financial markers:

A motion to approve the unaudited September Financial reports as presented was made by President Todd Second by Secretary Garcia; Motion passed unanimously

September 2022			
Operating Account	\$91,211.61	Current Liability	\$52,243.63
Reserves Account	\$446,778.21	Reserves Liability	\$446,778.21
Receivables	\$55,276.10	Equity	\$65,904.13
Contra-Receivables	\$36,699.94		
Prepaid Assets	\$8,359.99		
Total Assets Amount	\$564,925.97		

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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 balance report.

President Todd confirmed that he and Treasurer Bulek had reviewed the Association's September 2022 Financial statement in accordance with the provisions of Corporations Code 5501.

MANAGER'S REPORT – Reserve study. Owner communications and violation notices

OLD BUSINESS

Carport space 97 support structure; President Todd indicated he would follow-up with the Association's welding company

Vice President Hawkins made a motion to ratify the Hammer Plumbing proposal #25463 in the amount of \$25,450; Second by Secretary Garcia; Motion passed unanimously

NEW BUSINESS - None

HOMEOWNER'S FORUM –

Topics of discussion included signage for deliveries and guest disturbances

NEXT MEETING DATE

Monday, November 14, 2022

ADJOURN

A motion to adjourn was made by President Todd;
Second by Secretary Garcia; All in Favor; Motion passed unanimously
Meeting adjourned at 3:06 p.m.

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

Olwen Garcia

DATE

11/14/2022