

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION BOARD OF  
DIRECTORS GENERAL SESSION MEETING MINUTES Monday,  
November 14, 2022, at 2:00 p.m.**

**NOTICE OF MEETING:** In accordance with civil code section 4920, a 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. The meeting was held via Zoom.

**PRESENT**

Kevin Todd	President
Olwen Garcia	Secretary
Daniel Hawkins	Vice President
Tamara Sulek	Treasurer
Kendall Kalweit	Director

**Management Rep**

Jim Lewis	Desert Management
Karla Galaviz	Assistant Manager

**CALL TO ORDER**

President Todd called the meeting to order at 2:00 pm noting that a quorum was present.

**EXECUTIVE MEETING DISCLOSURE**

Jim Lewis gave a brief report that the Board met in Executive Session prior to this meeting. Minutes of the prior session were approved. The Board approved a one year management contract with Premier Community Association Management. Approved a contract with Professional Elections for 2023. Legal Matter discussed.

**SECRETARY'S REPORT**

A motion to approve the October 10, 2022 minutes was made by Treasurer Tamara Sulek  
Second by Olwen Garcia; All in favor; Motion passed unanimously.

**ELECTION ON GOVERNING DOCUMENTS**

Tabulation of the ballots in the election for Second Restatement of the Bylaws and the Second Restatement of the CC&Rs was scheduled for today. As of this date the Inspector of Elections has reported receiving 68 ballots. In accordance with the governing documents, due to a lack of quorum the tabulation of the ballots shall be postponed 60 days to January 9", 2023. Motion was made by Kevin Todd; Second by Dan Hawkins; All in favor; Motion passed unanimously.

**TREASURER'S REPORT**

Treasurer Bulek reported the October financial figures:

October 2022			
Operating Account	96,090.08	Current Liability	46,960.97
Reserves Account	443,810.14	Reserves Liability	443,810.14
Receivables	56,618.00	Equity	83,612.72
Contra-Receivables	36,699.94		
Prepaid Assets	22,610.70		
<b>Total Assets Amount</b>	<b>567,576.77</b>		

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS GENERAL SESSION MEETING MINUTES  
Monday, November 14, 2022, at 2:00 p.m.  
Page Two**

**TREASURERS REPORT (Continued)**

A motion to approve the unaudited October Financial reports as presented was made by Tamara Sulek. Second by Olwen Garcia; All in favor; Motion passed unanimously.

Reserve Contribution Payment from Operating Account Deposited into Reserves \$20,105.66 (Recurring); BOD reviewed Aged Owners Balance report; Treasurer Bulek confirmed that she and President Todd had reviewed the Association's October financial statement in accordance with the provisions of CC5501.

**OLD BUSINESS**

- Kevin Todd reported that locksets for three gates and the door to the fitness center had arrived and would be replaced by the end of the week.
- It was reported on Building 7 that unit #133 does not have active new termite infestation but that unit #137 is now reported to have evidence of termites there.
- The Fences, Gates & Rails Project was reported to be behind schedule and the assurances that they will be completed by the end of December 2022 are increasingly less likely to come to pass. Options are being considered for the remainder of the Project.

**NEW BUSINESS**

- LaBarre/Oksnee insurance policy was approved by the Board of Directors and saved the Association approx. \$17,000.00.
- The 2023 Board of Directors elections will have three (3) vacant seats to fill.

**HOMEOWNER'S FORUM-**

Topics of discussion included work orders and Architectural request applications.

**NEXT MEETING DATE**

Monday, December 12, 2022 ~ 2pm

**ADJOURN**

A motion to adjourn was made by President Todd Second by Secretary Garcia; Motion passed unanimously Meeting adjourned at 2:35 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: \_\_\_\_\_  
Signature Title Date