

AMERICANA GARDENS HOMEOWNERS ASSOCIATION

General Session Board Meeting Minutes

Monday, April 11, 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
Daniel Hawkins, Vice-President
Olwen Garcia, Secretary
Tamara Bulek, Treasurer
Kendall Kalweit, Director

MANAGEMENT REPRESENTATIVE:

Yvonne M. Reyna, CCAM®, Community Association Manager, Desert Management.
Vincent Edwards, Assistant Manager, Desert Management.
2 Participants.

CALL TO ORDER:

President Todd called the meeting to order at 2:02 p.m., noting that a quorum was present.

EXECUTIVE SESSION REPORT:

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

- Reviewed and approved United Paving contract.
- Request Maintenance agreement from CrossFire for North and South Boilers.
- Governing Documents in process of being revised with Delphi Law LLP.

SECRETARY'S REPORT:

Board Meeting minutes were approved as presented for March 14, 2022.
Motion-Tamara Bulek; 2nd- Kevin Todd; all in favor, motion passed.

TREASURER'S REPORT:

Monthly Financials were reviewed and approved as amended, announced by Tamara Bulek;
Motion-Tamara Bulek; 2nd-Kevin Todd; all in favor, motion passed.

| March 2022 | | | |
|---------------------|---------------|---------------------|---------------|
| Operating Account | \$ 100,510.07 | Current Liability | \$ 82,188.00 |
| Reserves Account | 485,709.76 | Prior Acct Software | 28,589.42 |
| Receivables | 64,436.10 | Reserves Liability | 457,120.34 |
| Contra-Receivables | (36,699.94) | Equity | 68,925.04 |
| Prepaid Assets | 22,866.81 | | |
| Total Assets Amount | \$ 636,822.80 | | \$ 636,822.80 |

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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; 2nd–Tamara Bulek; all in favor, motion passed.

COMMON AREA MAINTENANCE / PROJECTS:

Dryer Vents

The Board has directed Management to schedule 12 hearings for those who are in non-compliance with the Dryer Vent Maintenance, Rule & Regulation. All hearings will be scheduled for Monday, April 25 starting at 9:00 a.m. No motion at this time; On-going project.

Balcony Inspection

Per SB326, RN Engineering was on property to inspect the balconies. Kevin worked along with the engineer entering and inspecting all of the balconies. A report of all balconies to be submitted by RN Engineering. No motion at this time; On-going project.

Desert Water Agency

A Rebate cheque of \$1,260 was received from Desert Water. There are two additional rebates that have been approved. Management has been advised by Honor Landscape that the RainBird Irrigation System has been programmed. 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.
- The North laundry machine has been fixed, a Canadian coin was stuck and has been removed.
- Management will contact Josue at Super Rooter for the Hydro Blasting proposal.
- Contact Palm Springs Police Department for control call visits.
- Dog Stations are to be used for dog waste ONLY not kitty litter.
- Roof Access combinations need to be changed.

NEW BUSINESS:

Osburn's Pool Maintenance

Estimate #1267 was submitted for replacement of the main pool spa heater in the amount of \$3,402.17. It was noted that the current was approximately 3 years old and still functioning at this time. The Board has requested a 2nd opinion for the project. Motion–Kevin Todd; 2nd–Dave Hawkins; all in favor, motion passed.

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Desert Management instructed to solicit new pool maintenance contract. Motion–Kendall Kalweit; 2nd–Dan Hawkins; all in favor, motion passed.

OLD BUSINESS:

NLB Consulting

Inspector of Elections reported quorum has been met with receiving 48 ballots!

Pigeons

Complaints of Pigeons landing on HVAC units and venting are increasing. Some members report echoing within their units. BYE Bye Birdie has been contacted and are looking into the situation.

OPEN FORUM:

- Pigeons.
- Yellow marks on grassy areas.

NEXT MEETING

Monday, May 9, 2022 | 2:00 p.m.

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

ADJOURNMENT

There being no further business to discuss, meeting was adjourned at 2:57 p.m.

Motion–Kevin Todd; 2nd–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

O. Garcia

Title

Sec.

Date

5/9/22