

# **AMERICANA GARDENS HOMEOWNERS ASSOCIATION**

## **General Session Board Meeting Minutes**

Monday, February 14, 2022 at 2:00 pm

Americana Gardens Clubhouse

**NOTICE:** 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.

**PRESENT:** Kevin Todd, President  
Olwen Garcia, Secretary  
Tamara Bulek, Treasurer

**NOT PRESENT:** Dan Hawkins, Vice-President  
Kendall Kalweit, Director

**MANAGEMENT REPRESENTATIVE:** Due to illness representatives from Desert Management were unable to attend. 2 Participants

### **CALL TO ORDER:**

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

### **EXECUTIVE SESSION REPORT:**

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

- Discussion on North and South Pool Equipment Vaults
- Contracts with various vendors including: Honor Landscaping, Professional Election Inspectors, JN Engineering, Dave's Towing, VanDerPol Accounting, United Paving

### **SECRETARY'S REPORT:**

Board Meeting minutes were approved as presented for December 13, 2021.

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

The Board did not meet for the month of January 2022.

### **TREASURER'S REPORT:**

December Financials were reviewed as presented and announced by Tamara Bulek;

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

December 2021			
Operating Account	\$ 80,120.37	Current Liability	\$ 61,601.53
Reserves Account	379,641.19	Reserves Liability	379,641.19
Receivables	61,225.40	Equity	82,990.72
Contra-Receivables	(36,699.94)		
Prepaid Assets	39,946.42		
Total Assets Amount	\$ 524,233.44		\$ 524,233.44

January Financials tabled until next meeting.

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

### Signature Cards

The Board of Directors has requested Management to schedule a presentation from Pacific Western re: Brokered CD's and other safe investment harbors to extend protection of FDIC Insurance.

### Transfer Funds over \$10k-Civil Code 5502

Operating Expense of Reserve Contribution Payment Deposited into Reserves \$18,841.50 (Reoccurring);

Board of Directors reviewed Aged Owners Balance report.

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

### **COMMON AREA MAINTENANCE/PROJECTS:**

#### Fences, Gates & Rails

Reported delays due to COVID and material availability. Installation of Lower Rails on the North side has commenced. A total of 28 rails will be installed by the end of March 2022. Balance of 28 installed by the end of June 2022. Fabrication and installation of Outer Rails (6 total) completion by end of year.

#### Dryer Vent Maintenance Update

Courtesy notices mailed out to Homeowners that did not comply with the deadline of the Dryer Vent Maintenance Project. Hearing will be scheduled for those owners still not in compliance.

#### Americana Gardens Updated Contact List

The contact list for Homeowners has been updated and presented to Professional Election Inspectors in preparation for the upcoming Board Election.

### **MANAGEMENT REPORT:**

Management unable to report due to absence.

## **NEW BUSINESS**

Professional Election Inspectors- Contract ratified. Election by Acclamation not possible due to time restrictions. Two candidates have submitted Nomination Forms - Dan Hawkins and Kevin Todd.  
Motion- Tamara Bulek; 2nd- Olwen Garcia; all in favor, motion passed.

Annual Membership Meeting- Annual Meeting scheduled for April 16, 2022 at 11:00 am

United Paving- Ms. Yvonne Reyna, Desert Management to contact United Paving regarding re-sealing of the Parking lot for May/June.

Internet/WiFi Installed North Side- Currently providing service to two cameras. One covering the laundry room and/or Dumpster Area. Another covering the parking Lot adjacent to Gate #1.

Arrival of New Pool Furniture- New chaise loungers and side tables arrived and have been distributed to the Main, North and South Pools.

CAI Membership Application- Application completed by President Todd and mailed out as required.

## **OLD BUSINESS**

Status of Dave's Towing- Signed contract not received to date. Vince Edwards, Desert Management to follow up.

## **ARCHITECTURAL VARIANCE / CHANGE REQUEST**

Account #88.60160- Board members voiced concern over AVR submitted in December that was rejected due to unacceptable color (white). Management to confirm that the Homeowner was timely notified to ensure that the acceptable color (tan, almond etc) will be ordered for installation.

## **OPEN FORUM**

Plumbing issue, Pet off leash issue, Problem tenant issue address by two separate parties

**NEXT MEETING:** Monday, March 14, 2022 | 2:00 pm | Clubhouse  
Due to COVID-19, Membership may use ZOOM conference call

## **ADJOURNMENT:**

There being no further business to discuss, meeting was adjourned at 2:59 pm. Motion - President Todd; 2nd Olwen Garcia. All in favor, motion to adjourn passed.

**SECRETARY 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:**

*O. Garcia*  
Signature

*Sec.*  
Title

*3/14/22*  
Date