

AMERICANA GARDENS HOMEOWNERS ASSOCIATION

General Session Board Meeting Minutes

Monday, March 14, 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 2:01 p.m., noting that a quorum was present.

EXECUTIVE SESSION REPORT:

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

- PLL approved for APN #502.023.027.
- Governing Documents in process of revising with legal.

SECRETARY'S REPORT:

Board Meeting minutes were approved as presented for February 14, 2022.
Motion–Kevin Todd; 2nd–Kendall Kalweit; all in favor, motion passed.

TREASURER'S REPORT:

Monthly Financials were reviewed and approved as amended, announced by Tamara Bulek;
Motion–Kendall Kalweit; 2nd–Dan Hawkins; all in favor, motion passed.

February 2022			
Operating Account	\$ 87,586.66	Current Liability	\$ 72,640.81
Reserves Account	417,560.91	Reserves Liability	417,560.91
Receivables	65,298.02	Equity	77,223.18
Contra-Receivables	(36,699.94)		
Prepaid Assets	33,679.25		
Total Assets Amount	\$ 567,424.90		\$ 567,424.90

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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:

Fences, Gates & Rails

The Board discussed that RC Welding has had numerous delays with the project, insufficient staffing, supplies and covid issues. The project continues to be off schedule. President Todd to renegotiate terms with RC welding. No motion at this time; On-going project.

Dryer Vents

The Board discussed sending a 30-day notice for non-compliance with the penalty of a \$70 fine. Hearings will be scheduled for all homeowners who have not complied. Hearings will be held by zoom. No motion at this time; On-going project.

Balcony Inspection

JN Engineering will be scheduling and inspecting the balconies per SB326. JN Engineering has requested access to the balconies to be granted through the front door of each unit. To facilitate this request waiver forms will be distributed to all second floor balcony unit owners. Once waiver forms are obtained JN Engineering will be able to schedule and inspect the balconies as per SB326. No motion at this time; On-going project.

United Paving

Due to the boards commitment to have the parking lot resealed every three years the Board has requested that Management obtain a proposal from John Goedel at United Paving. Management was advised by the Board to prepare a plan to ensure no vehicles are parked in the parking lot the day of resurfacing. Only as a last resort vehicles will be towed. No motion at this time; On-going project.

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MANAGEMENT REPORT:

Roof Access Log

The Board of Directors reviewed and discussed the following:

- Action List.
- Roof Access Log.
- Correspondence.

NEW BUSINESS:

Osburn's Pool Maintenance

Estimate #1215 was submitted for North Spa circulation pump. Total \$2,279.26; To be funded from Reserves.

Crossfire

Due to an inoperable condition of the North Boiler Crossfire Corp. was contacted to service the Boiler. Technician diagnosed a faulty pump motor and it was replaced for a total of \$2,949.79 Invoice submitted for replacement in December 16, 2021. Motion–Kevin Todd; 2nd–Dave Hawkins; all in favor.

OLD BUSINESS:

Osburn's Pool

Estimate #1198 was submitted for Main Pool to install new Pentair Intelliflo VS+SVRS circulation pump. Remove and replace old plumbing from filter to heater. Total \$2,706.26;

Estimate #1209 was submitted for Main pool/Spa to install various 1.5" galvanized plumbing parts. Total \$ 840.00; Motion–Kevin Todd; 2nd–Tamara Bulek; all in favor, motion passed.

ARCHTIECTURALVARIANCE /CHANGE REQUEST:

Account #88.60160 Replace sliders, bathroom and bedroom windows by Milgard.
Homeowner has not submitted the frame color as requested by the Board. Board expressed concern that AVR was not resubmitted as requested by the Board.
Management was directed to follow up with the Homeowner.

Account #88.60270 Replace slider doors and windows by Milgard in Tan color.
Motion–Kevin Todd; 2nd–Dan Hawkins; all in favor, motion passed.

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OPEN FORUM:

- Railings on upper deck of the main pool area.
- Tree in front of Unit #109.

NEXT MEETING Monday, April 11, 2022 | 2:00 p.m.
Due to COVID-19 virus, Clubhouse / ZOOM via conference call.

ADJOURNMENT There being no further business to discuss, meeting was adjourned at 3:16 p.m.
Motion-Tamar Bulek; 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

G. Garcia

Title

Sec.

Date

4/11/22