

AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
April 14, 2025 | 2:00 p.m.
Clubhouse

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 at the clubhouse and via Zoom.

PRESENT	Kevin Todd	President
	Daniel Hawkins	Vice President
	Tamara Bulek	Treasurer
	Carol Palmiero	Director

ABSENT	Olwen Garcia	Secretary
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MANAGEMENT	Rhonda M. Drews, PCAM™– representing Premier Community Association Management
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CALL TO ORDER

President Todd called the meeting to order at 2:10pm noting that a quorum was present.

EXECUTIVE MEETING DISCLOSURE

It was noted the Board met in Executive Session prior to the meeting to discuss owner discipline.

PRESIDENT'S REPORT

Kevin Todd made a motion to elect Tamara Bulek, Olwen Garcia and Carol Palmiero to the Board of Directors by acclamation. Daniel Hawkins seconded the motion, all in favor, motion passed.

SECRETARY'S REPORT

The Board of Directors reviewed the meeting minutes of March 10, 2025. Kevin Todd made a motion to approve the minutes. Tamara Bulek seconded the motion, all in favor, motion passed.

TREASURERS REPORT

The February, 2025 financials were presented for review, however the approval of the financials were tabled.

The year end review of the financial statements was tabled.

NEW BUSINESS

Balcony and Door Painting Proposals – The proposals for the balcony railing and door painting proposals were reviewed and tabled.

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Reimbursement Request -The Board reviewed the information regarding a reimbursement request from unit 138 in the amount of \$885.00. Kevin Todd made a motion to approve the a reimbursement of \$442.50, unless documentation can be provided showing the issue was in the line 10' of more, then the remaining half will be reimbursed. Tamara Bulek seconded the motion, all in favor, motion passed.

Frontier – Allowing Frontier to bring Fiber into the community was discussed. The Board requested an onsite meeting to review installation details.

Electrical Proposals – The electrical proposal review remains pending.

Plumbing System Design – The Plumbing System Design Proposals remain pending awaiting additional proposals. A proposal from Desert Dynamic Designs to perform diagnostics and troubleshooting in the amount of \$1,400 was reviewed. Kevin Todd made a motion to approve the proposal. Daniel Hawkins seconded the motion, all in favor, motion passed.

Pigeon Remediation – This project remains ongoing.

Dryer Vent Inspection Report –Tamara Bulek negotiated a cost for each owner with Duct Pros. An eblast will be sent to the owners with all pertinent information.

Steps and Stairs Project – It was discovered additional elements to the scope will need to be added to this project as well as step treads, etc.

ARCHITECTURAL – Kevin Todd made a motion to ratify the approval at unit #153 for window replacement. Carol Palmiero seconded the motion, all in favor, motion passed.

HOMEOWNER'S FORUM – None

NEXT MEETING DATE – Monday, May 12, 2025 at 2pm (open session).

ADJOURN

There being no further business to be brought before the Board, the Board adjourned the meeting at 3:07pm.

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 HOA.

ATTEST G. Garcia DATE 1/14/2025