

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS**  
**May 12, 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.

<b>PRESENT</b>	Kevin Todd	President
	Daniel Hawkins	Vice President
	Olwen Garcia	Secretary
	Carol Palmiero	Director

<b>ABSENT</b>	Tamara Bulek	Treasurer
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<b>MANAGEMENT</b>	Rhonda M. Drews, PCAM™ – representing Premier Community Association Management	
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**CALL TO ORDER**

President Todd called the meeting to order at 2:08pm 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, delinquencies and personnel.

**SECRETARY'S REPORT**

The Board of Directors reviewed the meeting minutes of April 14, 2025. Kevin Todd made a motion to approve the minutes. Daniel Hawkins seconded the motion, all in favor, motion passed.

**TREASURERS REPORT**

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

Kevin Todd made a motion to approve the corrected year end financial review. Olwen Garcia seconded the motion, all in favor, motion passed.

**NEW BUSINESS**

*Electronic Voting* – The draft electronic voting Rules were reviewed and tabled.

*Paving Proposals* -The proposals for paving were reviewed. Kevin Todd made a motion to approve AMS Paving proposals. Daniel Hawkins seconded the motion, all in favor, motion passed.

*Frontier* – Allowing Frontier to bring Fiber into the community was discussed. Representatives from Frontier will be on property to do a site visit May 14, 2025.

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*Electrical Proposals* – The electrical proposal review remains pending.

*Plumbing System Design* – Re-piping Specialists will be on property to evaluate the system and provide a proposal.

*Dryer Vent Inspection Report* – This project is underway.

*Steps and Stairs Project* – This matter was tabled.

**ARCHITECTURAL** – No report necessary.

**HOMEOWNER'S FORUM** – None

**NEXT MEETING DATE** – Monday, July 14, 2025 at 2pm (open session).

**ADJOURN**

There being no further business to be brought before the Board, the Board adjourned the meeting at 3:15pm.

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 Olwen Garcia DATE 7/14/2025