

AMERICANA GARDENS HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS
July 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
	Olwen Garcia	Secretary

ABSENT	Carol Palmiero	Director
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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 2:02pm 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 May 12, 2025. Kevin Todd made a motion to approve the minutes. Daniel Hawkins seconded the motion, all in favor, motion passed.

TREASURERS REPORT

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

The Reserve Study Proposal was reviewed and tabled.

NEW BUSINESS

Electronic Voting – The draft electronic voting Rules were reviewed. Kevin Todd made a motion to approve the Rules for dissemination to the membership. Olwen Garcia seconded the motion, all in favor, motion passed.

Balcony & Door Painting Proposals -The proposals for painting were reviewed and tabled.

Frontier – The Frontier Fiber installation is in process. Kevin Todd requested a meeting to review the Agreement with a representative from Frontier.

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Electrical Proposals – The electrical proposal review remains pending.

Plumbing System Design – The proposal from RePipe Specialists was reviewed and tabled.

Dryer Vent Inspection Report – This project is underway and a report of who has completed the dryer vent inspections was provided to the Board.

Steps and Stairs Project – Kevin Todd reported he is obtaining a second proposal.

ARCHITECTURAL – Kevin Todd made a motion to ratify the approval for a new AC in unit 238. Olwen Garcia seconded the motion, all in favor, motion passed.

HOMEOWNER’S FORUM – Various items were discussed such as: Pools, Parking Lot Slurry project and Frontier fiber installation.

NEXT MEETING DATE – Monday, August 11, 2025 at 2pm (open session).

ADJOURN

There being no further business to be brought before the Board, the Board adjourned the meeting at 3:39pm.

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, Sec. DATE 8/11/2025