

**AMERICANA GARDENS HOMEOWNERS ASSOCIATION**  
**BOARD OF DIRECTORS**  
**September 8, 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
	Tamara Bulek	Treasurer
	Olwen Garcia	Secretary
	Carol Palmiero	Director

**MANAGEMENT** Rhonda M. Drews, PCAM™– representing Premier Community Association Management

**CALL TO ORDER**

President Todd called the meeting to order at 2:03pm 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 third party contracts.

**SECRETARY’S REPORT**

The Board of Directors reviewed the meeting minutes of August 11, 2025. Kevin Todd made a motion to approve the minutes. Daniel Hawkins seconded the motion, all in favor, motion passed.

**TREASURERS REPORT**

The July, 2025 financials were presented for review, however the approval of the financials was tabled. The Board posed various questions to Management.

The proposal from SCT to perform the annual reserve study was reviewed. Kevin Todd made a motion to approve the Levell III reserve study in the amount of \$775.00. Olwen Garcia seconded the motion, all in favor, motion passed.

**NEW BUSINESS**

*Enforcement Policy & Fine Schedule* – The revised Enforcement Policy and Fine Schedule was reviewed. Kevin Todd made a motion to table this matter at this time. Daniel Hawkins seconded the motion, all in favor, motion passed.

*Phase 1 Roof Seal Coating Proposal* – Kevin Todd made a motion to approve Phase 1 of the BRS proposal in the amount of \$68,700.00. Daniel Hawkins seconded the motion, all in favor, motion passed.

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*Reimbursement Request* – The Board reviewed a reimbursement request from the owner of #140 for some necessary plumbing in the amount of \$225.00. Kevin Todd made a motion to approve this request. Olwen Garcia seconded the motion, all in favor, motion passed.

*Entry & Deck Resurfacing* – The Board reviewed the proposals for the deck and entry way resurfacing. Kevin Todd made a motion to approve the A Pool Guy proposal in the amount of \$25,499.50. Daniel Hawkins seconded the motion, all in favor, motion passed.

*Balcony & Door Painting Proposals* - The Board reviewed the proposals for the balcony railing and door painting. Kevin Todd made a motion to approve MC Paintings contract in an amount not to exceed \$37,000.00. Daniel Hawkins seconded the motion, all in favor, motion passed.

*Frontier* – It was reported the Marketing Agreement continues to be edited.

*Electrical Proposals* – This matter remains pending proposals and additional information from Grayco Electric and Desert Elite Electrical.

*Plumbing System Design* – This matter was tabled pending additional design proposals.

*Dryer Vent Inspection Report* – This project is underway and Management was directed to send a reminder email.

*Steps and Stairs Project* – it is anticipated this project will begin this week.

**ARCHITECTURAL** – None

**HOMEOWNER’S FORUM** – Various items were discussed such as: Screens and landscaping.

**NEXT MEETING DATE** – Monday, October 13, 2025 at 2pm (open session).

**ADJOURN**

There being no further business to be brought before the Board, the Board adjourned the meeting at 3:20pm.

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, Sec. DATE 10/13/25