

EVERGREEN COMMUNITY ASSOCIATION
GENERAL SESSION MINUTES
A California Nonprofit Corporation
Thursday, January 13, 2022

Notice of Meeting

In accordance with Civil Code §4920, notice of the meeting and agenda items were posted on the respective streets within the community for the General Session of the Board of Directors of the Evergreen Community Association held on the above date via teleconference.

Roll Call

A quorum of the Board was established with the following Directors in attendance:

Directors Present: Russell Drouillard, President
Tom Levitt, Secretary
Gloria Rull, Treasurer
Clyde Roe, Member at Large
Bernard Wieners, Member at Large

Management: Robert Spencer, CMCA®, Senior Community Manager
Crummack Huseby Property Management

Call to Order

Russell Drouillard, President and Presiding Chair, called the General Session of the Board of Directors to order at 7:08 p.m.

Executive Session Disclosure Announcement

It is required to announce to the Members that an Executive Session Meeting was held prior to the start of this meeting to discuss matters relating to third-party contracts, member discipline, delinquencies, legal and/or personnel matters, including:

- Executive Session minutes
- Violations
- Collections Actions
- Legal Matters
- Third Party Contracts

HOMEOWNER FORUM

No homeowners in attendance via teleconference.

Consent Calendar

To streamline the board meetings, routine business items have been placed on a Consent Calendar, which only requires a single motion to approve all items. The Board has the option of removing any of the business items from the Consent Calendar for discussion or to simply pass a motion approving the items as follows:

There having been no objections, the Consent Calendar was unanimously approved.

- i. Secretary's Report: November 11, 2021 & December 9, 2021, minutes.

- ii. Treasurer's Report: Each member of the Board has reviewed and acknowledged the monthly financial statements for November & December 2021, subject to audit.
- iii. Lien approval for Account #1104002411 with a balance of \$806.72

*****End of Consent Calendar*****

CC&R Review

Prior to beginning work on the CC&R and Bylaw amendments, the Board requested for Management to contact Legal Counsel and ask them what exactly the Association will receive back after their review? Also, can they give the Board cost information on sending out the revisions to the homeowners, voting, mailing, etc.

Member Portal

Russell sent out a sample member portal document to the Board Members for review and possible implementation. This will be a discussion item at the next Board meeting in February.

Common Area Repairs

15 Three Rivers - A proposal was submitted by Caliber Garage Doors to replace the garage door for a total cost of \$1,969.00. The proposal was tabled for further review by the Board. Management to request 2 more bids.

14 Mineral King - A proposal was submitted by Antis Roofing to install a gutter splash guard for a total cost of \$1,990.00. Management to check with Antis to see if the gutter can just be cleaned out.

Street Repairs & Asphalt

Caliber Paving Company, Inc. - \$54,890.00

Quickel Paving - \$50,465.00

TLG Paving - \$66,255.00 (\$93,835.00 with additional recommended specs)

The Board requested for Management to include this on the agenda again for the May 2022 agenda as the Association needs to get all the irrigation issues under control before moving forward with any street repair or asphalt work.

Open Projects

The Board discussed the following items which need attention:

1. Include Evergreen Architectural Guidelines on the February Board meeting agenda
2. Street Repairs & Asphalt approval to be included on May 2022 Board meeting agenda
3. Clyde to do evaluation of roofing proposals that will be included for Board meeting discussion when it is ready

SUMMARY OF ACTION

Items reviewed:

- Action Item List from Previous Meeting
- Work Order Report
- Three Phase Lighting & Electrical Report

Next Meeting Date

The next general session Board of Directors meeting is February 10, 2022.

Adjournment

There being no further business to come before the Board of Directors in General Session, a motion was made, seconded, and unanimously carried to adjourn at 8:04 p.m.

SECRETARY'S CERTIFICATE

I, _____, the duly elected Secretary of Evergreen Community Association, do hereby certify that the foregoing is a true and correct copy of the Minutes of the General Session of the Board of Directors held on the above date as approved by the Board of Directors of Evergreen Community Association.

ATTEST: _____
Secretary

Date