

EVERGREEN COMMUNITY ASSOCIATION
GENERAL SESSION MINUTES
A California Nonprofit Corporation
Thursday, March 10, 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
Clyde Roe, Member at Large

Directors Absent: Gloria Rull, Treasurer
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 6:42 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.

Committee Reports

Architectural – Tom updated the Board on the Guideline review.
Landscape – No report.
Parking – No report.

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: February 10, 2022, general session minutes.
- ii. Treasurer's Report: Each member of the Board has reviewed and acknowledged the monthly financial statements for February 2022, subject to audit.
- iii. Approval to reclassify 2021 tree removal expenses with Brightview from operating to reserves.

End of Consent Calendar

Member Portal

We need a resolution for this member portal.

Russell will send over letters to Management for mailing.

Sprinklers & Irrigation

The Board would like more information regarding the master valve repair proposal at the corner of Ukiah & Spring Valley. Management to contact Brightview to see when it was last replaced.

Regarding the proposal for community wide irrigation repair, Russell will set up a meeting with Ismael from

Evergreen Architectural Guidelines Review

Russell discussed proposed changes to the current Architectural Guidelines & review process at the February 2022 Board meeting. Russell requested that no action be taken on this and retracted his recommendations.

Evergreen Maintenance Matrix Review

No action on this matter. It will be reviewed further after the governing document update has been completed.

Gutter Repair at 46 Apple Valley

A motion was made by Tom Levitt, seconded by Russell Drouillard, to ratify approval of gutter repairs at 46 Apple Valley for a total cost of \$980.00.

Open Projects

The Board discussed the following items which need attention:

1. 15 Three Rivers garage door replacement - additional bids requested, waiting for one additional proposal.
2. 14 Mineral King gutter splash guard installation - Antis Roofing made temporary repairs to the leaking gutter. Before repairs were made the gutter was cleaned out. It is their recommendation that the Board approve their proposal to install the gutter splash guard to keep debris out of the gutter. The Board determined that cleaning the gutter was sufficient.
3. Street Repairs & Asphalt approval to be included on May 2022 Board meeting agenda
4. Clyde to do evaluation of roofing proposals that will be included for Board meeting discussion when it is ready

5. Include community block wall discussion on the agenda for the April Board meeting

SUMMARY OF ACTION

Items reviewed:

- Action Item List from Previous Meeting
- Work Order Report

Next Meeting Date

The next general session Board of Directors meeting is April 14, 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 8:00 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