

EVERGREEN COMMUNITY ASSOCIATION  
GENERAL SESSION MINUTES  
A California Nonprofit Corporation  
Thursday, April 14, 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  
Gloria Rull, Treasurer  
Tom Levitt, Secretary  
Clyde Roe, Member at Large  
Bernard Wieners, Member at Large

Management: Robert Spencer, CMCA<sup>®</sup>, 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 6:47 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

No Committee reports were given.

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: March 10, 2022, general session minutes.
- ii. Treasurer's Report: Each member of the Board has reviewed and acknowledged the monthly financial statements for March 2022, subject to audit.
- iii. Approval of audit & tax preparation proposal submitted by Owens, Moskowitz, & Associates for an estimated cost of \$1,050.00.

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

#### Budget Draft Review

The Board reviewed the draft budget submitted by Crummack Huseby and the draft reserve study submitted by Advanced Reserve Solutions. The Board determined that additional time to review the documents is needed and will vote on them at the May Board meeting.

#### Community Block Wall Discussion

The Board discussed the community block wall repair project and determined that there were other matters more pressing and requested for Management to include this item back on the agenda for the July Board meeting.

#### Sprinklers & Irrigation

The Board would like to meet with Brightview to go all over the proposed irrigation work. Management will send an agenda to Russell to post in the community once a date is determined.

#### Maintenance Proposals

Skyline Pest Control for installation & maintenance of 18 exterior bait stations - Management to contact Skyline and request for them to send a map showing the locations of the proposed bait stations.

Caliber Garage Doors proposal for garage door replacement at 15 Three Rivers - A motion was made by Clyde Roe & seconded by Tom Levitt to approve garage door approval for a total cost of \$1,200.00.

#### Election Update

Only 1 homeowner, Dennis Yunker, submitted a candidacy statement to run for the Board.

#### Open Projects

The Board discussed the following items which need attention:

1. Street Repairs & Asphalt approval to be included on the July 2022 Board meeting agenda as irrigation issues need to be resolved before this project can be scheduled.
2. Clyde to do evaluation of roofing proposals that will be included for Board meeting discussion in September 2022.

#### SUMMARY OF ACTION

Items reviewed:

- Action Item List from Previous Meeting
- Work Order Report
- Lighting & Electrical Report from 3 Phase Electric