

**EVERGREEN COMMUNITY ASSOCIATION**  
**GENERAL SESSION MINUTES**  
A California Nonprofit Corporation  
Thursday, July 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  
Tom Levitt, Secretary  
Clyde Roe, Member at Large  
Bernard Wieners, Member at Large

Directors Absent: Gloria Rull, Treasurer

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 6:52 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 - A motion was made by Tom Levitt, seconded by Russell Drouillard, and unanimously carried to approve the Architectural Draft Policy submitted by Tom with several changes.

**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 accepted.

- i. Secretary's Report: June 9, 2022, general session minutes.
- ii. Treasurer's Report: Each member of the Board has reviewed and acknowledged the monthly financial statements for June 2022, subject to audit.
- iii. Approval of additional Inspectors of Election - Joe Desuta & Susan Owh
- iv. Ratify approval of Brightview invoice for replacement of Controllers A & B for a total cost of \$2,287.33.

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

### **Maintenance Proposals**

The Board reviewed a proposal from Brightview to remove grass, install plant material & replace the irrigation in the grass area between Mineral King & Three Rivers for a total cost of \$6,759.00. Brightview to rebid with less plants. Clyde volunteered to meet with them to explain.

The Board reviewed 3 garage door replacement proposals for 3 Mineral King. It was determined that the motor, hardware & windows should be homeowner maintenance responsibility. Management will request for it to be rebid with 2 columns showing both HOA & homeowner maintenance responsibility.

### **Open Projects**

The Board discussed the following items which need attention:

1. Street Repairs & Asphalt approval to be included on the August 2022 Board meeting agenda as irrigation issues need to be resolved before this project can be scheduled & parking stripes and red curbs need to be removed from the proposals (keep stop signs).
2. Clyde to do evaluation of roofing proposals that will be included for Board meeting discussion in September 2022.

### **Miscellaneous**

Report on Repair of the Irrigation System Broken Lateral Lines - Management to send work order for the smaller irrigation issue.

Maintenance of community block walls - Clyde, Tom & Bernie will do a preliminary walk to determine key areas of damage prior to inviting vendors out to do a bid walk.

### **SUMMARY OF ACTION**

Items reviewed:

- Action Item List from Previous Meeting
- Work Order Report
- Lighting & Electrical Report from 3 Phase Electric
- CA Senate Bill 1383 - Mandatory Organic Waste Collection Service

**Next Meeting Date**

The next general session Board of Directors meeting is August 11, 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 7:58 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