

EVERGREEN COMMUNITY ASSOCIATION
GENERAL SESSION MINUTES
A California Nonprofit Corporation

Thursday, October 13, 2022

Notice of Meeting

Upon notice duly given and received, an Executive Session Meeting of the Board of Directors of the Evergreen Community Association was held on the above date at 10 Meadow Valley, Irvine, CA 92602.

Roll Call

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

Directors Present: Bernard Wieners - President
Dennis Yunker - Vice President
Clyde B. Roe - Secretary
Tom Levitt - Member at Large
Gloria C. Rull - Member at Large

Directors Absent: None

Management: Lori Krawiec, Crummack Huseby, AAMC
Christine Hulka, CMCA, AMS, Crummack Huseby, AAMC
Michelle Loy, CMCA, Crummack Huseby, AAMC

Invited Guests: Russell Drouillard, Appointed Treasurer

Call to Order

President, Bernard Wieners, called the General Session of the Board of Directors to order at 6:40 p.m.

EXECUTIVE SESSION DISCLOSURE ANNOUNCEMENT

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.

Homeowner Forum

In accordance with California Civil Code, homeowners present were given the opportunity to address the Board of Directors.

Consent Calendar

Item 1 was pulled for discussion. A motion was made by Tom Levitt, seconded by Dennis Yunker and unanimously carried to approve the remaining items as presented.

1. Secretary's Report: August 11, 2022 and September 15, 2022 minutes - Pulled for discussion.
2. Treasurer's Report: Each member of the Board has reviewed and acknowledged the monthly financial statements for August 2022, subject to audit.

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

Items Pulled from Consent Calendar

General Session Minutes

A motion was made by Tom Levitt, seconded by Dennis Yunker and unanimously carried to table the minutes of August 11, 2022 pending revisions by management. Further, the minutes of September 15, 2022 are approved with revisions.

End of Items Pulled from Consent Calendar

Rodent Screen Installation Proposal

A motion was made by Clyde B. Roe, seconded by Bernard Wieners and unanimously carried to approve the proposal provided by Antis Roofing in the amount of \$790.00 to add a rodent screen door in 42/44 Apple Valley. Expense shall be coded to GL# 5211 - Pest Control - Maintenance.

Roofing proposal - 26 Roseville

This item was tabled.

Garage Door Proposals

A motion was made by Tom Levitt, seconded by Dennis Yunker and unanimously carried to approve amounts not to exceed \$1,300.00 per door to repair/replace garage doors at 3 Mineral King, 16 Mineral King and 8 Mineral King, plus painting costs. Homeowners will be responsible for the remaining balance. Expense shall be coded to Reserves GL #3025 Doors.

Roofing Maintenance & Cleaning Proposal

A motion was made by Tom Levitt, seconded by Dennis Yunker and unanimously carried to table the proposal provided by Antis for roof cleaning & maintenance and to obtain two additional bids.

Broken Concrete Proposal - 5 Mineral King

A motion was made by Tom Levitt, seconded by Dennis Yunker and unanimously carried to table a proposal provided by Icon Construction in the amount of \$720.00 to repair broken concrete.

Open/Upcoming Projects

The Board briefly reviewed and discussed this item.

HOA Investments

The Board briefly reviewed and discussed this item. It was noted the annuity with New York Life had been closed out and the funds deposited in the Association’s account,

Concrete Wall Survey Results

The Board reviewed and discussed the survey of block walls that need to be repaired in the community. Management will obtain (3) bids.

Next Meeting Date

The next general session Board of Directors meeting is November 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 8:09 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