

EVERGREEN COMMUNITY ASSOCIATION  
GENERAL SESSION MINUTES  
A California Nonprofit Corporation

Thursday, September 15, 2022

Notice of Meeting

Upon notice duly given and received, a General 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

Directors Absent: Gloria C. Rull - Member at Large

Management: Lori Krawiec, Crummack Huseby, Inc. AAMC

Call to Order

President, Bernard Wieners, called the General Session of the Board of Directors to order at 6:37 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.

Committee Member Reports

None.

Homeowner Forum

In accordance with the State Statute, homeowners 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 Clyde Roe and unanimously carried to approve the remaining items on the consent calendar as presented:

1. Secretary's Report: August 11, 2022 minutes - Pulled from consent calendar.
2. Treasurer's Report: Each member of the Board reviews and acknowledges the financial statements of August 2022, subject to audit.
3. Ratify invoice # 7746662 provided by Brightview in the amount of \$2,287.33. Expense shall be coded to Reserves GL# 3160.
4. Ratify invoice # 1523 from Antis Roofing & Waterproofing in the amount of \$1,246.00. Expense shall be coded to Reserves GL# 3600.

*\*\*\*End of consent calendar*

*Items pulled from consent calendar*

August 11, 2022 minutes - Tabled.

*End of Items pulled from consent calendar*

Rodent Screen Installation Proposal

A motion was made by Tom Levitt, seconded by Bernard Wieners, and unanimously carried to table proposal provided by Antis in the amount of \$790.00 to add a rodent screen door in 42/44 Apple Valley. Management was directed to ask Antis why actual screen is not included under “materials” on page 8 and ask them to revise the proposal.

Landscape Proposal

A motion was made by Tom Levitt, seconded by Clyde Roe, and unanimously carried to deny a proposal provided by Brightview in the amount of \$992.00 to remove stump and infill with Carissa- 26 Apple Valley. Management was directed to ask Brightview Landscape to refill spots with soil and four to five 1-gallon Carissa.

Garage Door Proposals

A motion was made by Tom Levitt, seconded by Clyde Roe and unanimously to approve management to obtain revised proposals. Further, note cost per door for Association NTE \$1,300.00 for door only plus painting costs; interior components are homeowner responsibility.

Broken Concrete Proposal

A motion was made by Clyde Roe, seconded by Tom Levitt, and unanimously carried to table proposal provided by Caliber Paving Company with three different options/costs. Management was directed to get two more bids.

Front Door Proposal

A motion was made by Clyde Roe, seconded by Dennis Yunker and unanimously carried to deny the proposal provided by Felsil Building Service. Management is directed to let the homeowner know it will be corrected during the next painting maintenance cycle.

Next Meeting Date

The next general session Board of Directors meeting is October 13, 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