

**EVERGREEN COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES**
A California Nonprofit Corporation
THURSDAY, JANUARY 12, 2023

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 Thursday, January 12, 2023, at 10 Meadow Valley, Irvine, CA 92602.

ROLL CALL

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

Directors Present: Dennis Yunker; *President*
David Ehrlich; *Vice President/Treasurer*
Clyde Roe; *Secretary*
Bernard Wieners; *Member at Large*

Directors Absent: *One (1) Vacant Seat*

Management: Lori Krawiec; *Community Manager; Crummack Huseby, AAMC*
Christine Hulka, CMCA, AMS; *Director; Crummack Huseby, AAMC*

CALL TO ORDER

President, Dennis Yunker, called the General Session of the Board of Directors to order at 12:56 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. There was 1 Homeowner present for Homeowner Forum.

CONSENT CALENDAR- pulled item 2 for discussion- Do I remove this moving forward from the consent calendar?

A motion was made by Dennis Yunker, seconded by Clyde Roe and unanimously carried to approve the consent calendar items as presented:

1. Secretary's Report: General Session Meeting Minutes dated September 15, 2022, October 13, 2022, and November 2, 2022, as drafted by Management.
2. Treasurer's Report: Each member of the Board has reviewed and acknowledged the monthly financial statements for November-December 2022, subject to audit.

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

LANDSCAPE IRRIGATION PRESSURE REGULATOR & FLOW SENSOR PROPOSAL

A motion was made by Dennis Yunker and seconded by Clyde Roe and unanimously carried to table proposal provided by Brightview Landscape to install an irrigation Pressure Regulator and Flow Sensor, at a cost of \$10,713.28.00.

GENERAL COUNSEL RETAINER PROPOSALS

This item was tabled to the next meeting, to allow time for additional information to be obtained.

2023 ANNUAL CALENDAR

A motion was made by David Ehrlich and seconded by Dennis Yunker to approve the 2023 annual calendar.

NEXT MEETING

The next general session Board of Directors meeting is scheduled for February 9, 2023.

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 1:29 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