

**EVERGREEN COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES**
A California Nonprofit Corporation

THURSDAY, FEBRUARY 9, 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, February 9, 2023 via videoconference.

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 6:04 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 2 was pulled for discussion. A motion was made by Dennis Yunker, seconded by Clyde Roe and unanimously carried to approve the remaining consent calendar items as presented:

1. Secretary's Report: General Session Meeting Minutes of January 12, 2023
2. Treasurer's Report: Pulled for discussion.

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

Consent calendar items pulled for discussion:

Treasurer's Report

Each member of the Board has reviewed and acknowledged the monthly financial statements for January 2023, subject to audit.

Per the Executive Financial Committee charter dated December 8, 2022, invest \$500,000.00 from Pacific Premier Bank Reserve Account with Lynn Wealth Management. Investments to be laddered with CD terms ranging from 6-36 months and anticipated yields of 4.2-4.95%. The committee is comprised of Director David Ehrlich and Director Clyde Roe. A copy of the charter is to be included with these minutes.

End of consent calendar items pulled for discussion

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 March 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 6:45 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

**RESOLUTION OF BOARD OF DIRECTORS OF
EVERGREEN COMMUNITY ASSOCIATION**

WHEREAS, Section 7212 of the California Corporations Code authorizes the board of directors of a nonprofit mutual benefit corporation to create executive committees as the board of directors desires, and establish the purposes and powers of each such committee created; and

WHEREAS, the board of directors of Evergreen Community Association ("Association") has determined that it would be in the Association's best interests if an executive committee were created for the purpose of exercising all of the power of the Association's board of directors with respect to association finance as follows (the "Matters"):

- **Consistent and real time review and monitoring of the association's finances, expenses, investments, and cash flow to ensure fiscal health, uninterrupted community operations and financial responsibility.**
- **Review of requests from Management for operating and reserve expenditures, including authorization for repairs that are within established budget categories and limits.**
- **Reserve Expense Authorization approval, including check preparation and signatures.**
- **Monthly financial statement review in accordance with Civil Code §5500 if no meeting is held that month.**
- **Preparation of the Association's annual budget and reserve study, including recommendations to the board.**

NOW, THEREFORE, BE IT HEREBY RESOLVED, that there is created an executive committee ("Committee") for the purpose of exercising all of the power of the Association's board of directors with respect to the Matters;

RESOLVED FURTHER, that Association directors **Clyde Roe and David Ehrlich** are hereby appointed to the Committee and no person not appointed by the board of directors may serve on the Committee; and

RESOLVED FURTHER, that the Chairman of the Committee shall be **David Ehrlich** until such time as the board of directors appoints someone else to serve as Chairman; and

RESOLVED FURTHER, that only Association directors may serve on the Committee and any member of the Committee who ceases to be an Association director shall automatically be removed as a member of the Committee; and


RESOLVED FURTHER, that the board of directors may remove members of the Committee and appoint eligible persons to serve on the Committee in the sole and absolute discretion of the board of directors; and

RESOLVED FURTHER, that the Committee shall be terminated and dissolved at such time as the board of directors votes to terminate and dissolve the Committee; and

RESOLVED FURTHER, that the Secretary of the Association is hereby directed to insert this Resolution into the Association's minute book.

Adopted by the Association's board of directors on December 8, 2022

Ayes: 4
Nays: 0

DocuSigned by:

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Secretary, Evergreen Community Association