

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

**THURSDAY, APRIL 13, 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, April 13, 2023 via teleconference.

**ROLL CALL**

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

Directors Present: Dennis Yunker, President  
Clyde Roe, Secretary  
Bernard Wieners, Member at Large

Directors Absent: One (1) Vacant Seat  
David Ehrlich, Vice President/Treasurer

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

**CALL TO ORDER**

President, Dennis Yunker, called the General Session of the Board of Directors to order at 6:05 PM.

**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, seconded and unanimously carried to approve the remaining items on the Consent Calendar as follows:

1. **General Session Meeting Minutes**  
February 9, 2023. Pulled for discussion.
2. **Treasurer's Report**  
Each member of the Board reviews and acknowledges the monthly financial statements for March 2023 subject to audit.
3. **Expense Ratification**  
Invoice #23610 provided by Antis Roofing & Waterproofing in the amount of \$1,000.00. Expense shall be coded to Reserves GL# 3600 - Roofs.
4. **Expense Ratification**  
Invoice #7701 provided by Jim Murray Roofing, Inc. in the amount of \$695.00. Expense shall be coded to Reserves GL# 3600 - Roofs.

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

*Items Pulled from Consent Calendar*

**February 9, 2023 General Session Minutes**

Tabled pending further revision.

*End of Items Pulled from Consent Calendar*

## COMMON AREA MAINTENANCE PROPOSALS

- **23 ROSEVILLE - ROOF REPAIRS**

A motion was made, seconded and unanimously carried to approve the proposal from Adco South Roofing in the amount of \$4,715.00. Expense shall be coded to Reserves GL# 3600 - Roofs.

- **GARAGE DOOR REPLACEMENT PROPOSALS**

A motion was made, seconded and unanimously carried to approve proposals from Protech Garage Doors for garage door replacement at 18 Mineral King and 3 Three Rivers in the amount of \$2,600.00 (\$1,300 per garage door) plus the cost of painting. Expense shall be coded to Reserves GL# 3025 - Doors. Per CC&Rs, the homeowners are responsible for all other costs and opening mechanism.

## LANDSCAPE MAINTENANCE

The Board reviewed monthly landscape maintenance proposals from Bemus Landscape, Park West Landscape and Villa Park Landscape. Park West and Bright View Landscape to be invited to meet with the Board at the next executive session meeting. If appropriate, the Landscape Committee is to be invited to participate.

## SUMMARY OF ACTION

Reviewed and filed:

- Action List
- Current Maintenance Log
- Lighting Report

## NEXT MEETING

The next general session Board of Directors meeting is scheduled for May 11, 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 7:00 PM.

## 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