

EVERGREEN COMMUNITY ASSOCIATION  
GENERAL SESSION MINUTES  
A California Nonprofit Corporation

**Thursday, August 11, 2022**

**Notice of Meeting**

In accordance with Civil Code §4920, notice of the meeting and agenda items were posted on the respective streets within the community for the General Session of the Board of Directors of the Evergreen Community Association held on the above date via tele-conference.

**Roll Call**

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

Directors Present: Tom Levitt, Secretary  
Clyde Roe, Member at Large  
Bernard Wieners, Member at Large  
Dennis Yunker, Newly Elected Director

Directors Absent: Gloria Rull, Treasurer

Management: Robert Spencer, CMCA<sup>®</sup>, Crummack Huseby Property Management

**Call to Order**

Clyde Roe, Member at Large, and Presiding Chair, called the General Session of the Board of Directors to order at 6:44 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 Reports**

Nothing to report.

**Election Results**

Per civil code, election results shall be noted in the following general session minutes. In accordance with Civil Code and the Evergreen By-Laws, the annual meeting of the members concluded August 10, 2022, at 10 Meadow Valley, Irvine, CA. A quorum of members was represented with 27 of 108 units represented.

**Board of Directors**

Dennis Yunker	27 votes	Elected; term expires 2024
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As there was (1) candidate for the three (3) available seats, Dennis Yunker was elected. He shall serve a two (2) year term, expiring in June of 2024.

**IRS Revenue Ruling**

In Favor	27
Against	0

A majority of the membership voted to apply excess funds to the next year's budget to reduce potential income tax liability.

### **Organizational Meeting**

Dennis Yunker was elected to the Board on August 10, 2022. Therefore, an organizational meeting was held to reorganize the Board Officer positions.

A motion was made by Tom Levitt, seconded by Dennis Yunker, and unanimously carried to reorganize the Board Officers as follows:

President - Bernard Wieners  
Vice President - Dennis Yunker  
Treasurer - Russell Drouillard (non-Board Member Officer)  
Secretary - Clyde Roe  
Member at Large - Tom Levitt (Interim, 90 days)  
Member at Large - Gloria Rull (Interim, 90 days)

### **Homeowner Forum**

In accordance with the State Statute, homeowners were given the opportunity to address the Board of Directors.

### **Consent Calendar**

Dennis Yunker abstained from the minutes approval as he was not on the Board at the July meeting. A motion was made, seconded and carried to approve the consent calendar items as presented.

- i. Secretary's Report: July 14, 2022, general session minutes.
- ii. Treasurer's Report: Each member of the Board has reviewed and acknowledged the monthly financial statements for July 2022, subject to audit.
- iii. Approval of proposal from Owens, Moskowitz & Associates for audit & tax preparation for an estimated cost of \$1,350.00.

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

### **Maintenance Proposals**

The Board reviewed a proposal from Brightview to remove a stump & infill the area with Carissa for a total cost of \$992.00. The Board would like to meet with Brightview to get a better explanation of the costs associated with this project.

### **Open Projects**

The Board discussed the following items which need attention:

1. Street Repairs & Asphalt approval to be included on the September 2022 Board meeting agenda as parking stripes and red curbs need to be removed from the proposals (keep stop signs).
2. Clyde to do evaluation of roofing proposals that will be included for Board meeting discussion in September 2022.

### **SUMMARY OF ACTION**

Items reviewed:

- Action Item List from Previous Meeting
- Work Order Report
- Lighting & Electrical Report from 3 Phase Electric

### **Next Meeting Date**

The next general session Board of Directors meeting is September 8, 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 7:46 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