



CRUMMACK HUSEBY

EVERGREEN COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
A California Nonprofit Corporation
TUESDAY, AUGUST 22, 2023

NOTICE OF MEETING

In accordance with Civil Code §4920, the Meeting Notice and Agenda was posted for the General Session of the Board of Directors of Evergreen Community Association, held via teleconference.

ROLL CALL

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

Directors Present: Russell Drouillard, *President*
 Tom Levitt, *Vice President*
 Clyde Roe, *Secretary*

Directors Absent: Dennis Yunker, *Treasurer*
 One (1) *Vacant Seat*

Crummack Huseby: Bryn Kirkpatrick, *Community Manager, Crummack Huseby*

EXECUTIVE SESSION MANAGEMENT DISCLOSURE

The Board met in Executive Session prior to this meeting to discuss the approval of Executive Session minutes, Delinquent Accounts, CC&R hearings, third-party contracts, or enforcement matters.

CALL TO ORDER

Director Drouillard called the General Session of the Board of Directors to order at 6:00 PM.

HOMEOWNER FORUM

In accordance with California Civil Code, the homeowners were given an opportunity to address the Board of Directors during General Session. There were no homeowners present for Homeowner Forum.

CONSENT CALENDAR

A motion was made, seconded, and carried unanimously, to approve the Consent Calendar consisting of the following items:

1. Approve the General Session Meeting Minutes dated May 11, 2023, June 15, 2023, Annual Minutes July 20, 2023, July 27, 2023 and August 10, 2023;
2. Treasurer's Report/Civil Code §5500/5501 - *Ratify*:
 - a. Each member of the Board shall review and acknowledge the monthly financial statements for May-June 2023, subject to audit;
 - b. Transfers exceeding \$10,000.00, in accordance with California Civil Code §5502;
 - c. Review and accept the Financial Health Overview;
3. Ratification of Invoices: Advanced Painting proposal to paint 3 Three Rivers, 18 Mineral King, 22 Three Rivers, 23 Mineral King and 2 Three Rivers for \$1,750.00 to be expensed to GL#3025 Doors.

4. Ratification of Approval: Fontaine proposal to repair the roof at 22 Crescent City for a cost of \$5,580.00 to be expensed from #3600 Roofs.
5. Ratification of Approval: Caliber proposal to repair the garage door at 22 Three Rivers for \$1,320.00 to be expensed from GL# 3025 Doors.
6. Ratification of Approval: Caliber proposal to repair 19 Three Rivers garage door for a cost of \$1,320.00 each to be expensed from GL# 3025 Doors.
7. Ratification of Approval: Caliber proposal to repair the garage door at 23 Mineral King for a cost of \$1,320.00 each to be expensed from GL# 3025 Doors.
8. **Approve** placing a lien on the following delinquent account:

ACCOUNT #	BALANCE	LAST ACTION	RECOMMENDED ACTION
1104010011	\$1,666.60	PRE-LIEN	LIEN

End of Consent Calendar

LANDSCAPE COMMITTEE

Tom Levitt of the landscape committee updated the board on the following items:

- the committee plans to have a conference call with the landscape vendor next week to discuss the contract
- a new, more efficient landscape rotation for the community has been created
- The Mow Crew and Landscape Crew will perform their services each week on the same day; Thursday.

PARK WEST SENSOR PROPOSAL

A motion was made, seconded, and unanimously agreed to conditionally approve the proposal from Park West to implement a new Point of Connection at the water meters located at Hidden Valley and Morro Bay at a cost of \$3,896.84 pending the landscape committee conference call with Park West. Expense shall be coded to Reserve GL#3160 Landscaping & Irrigation.

TREE TRIMMING PROPOSAL

A motion was made, seconded, and unanimously carried to approve the proposal provided by Park West to prune the 36 "Majestic Beauty" trees throughout the community at a cost of \$1,280.00. Expense shall be coded to Reserve GL#3161 Tree Trimming.

GUTTER/DOWNSPOUT/ROOF COMMUNITY MAINTENANCE

A motion was made, seconded and carried to approve the proposal provided by Antis Roofing to perform community-wide maintenance and cleaning for the gutters, downspouts, and roofs for a cost of \$23,702.00. Expense shall be coded to Reserve GL Account #3600 Roofs. Director Roe voted to deny.

2 THREE RIVERS ROOF REPAIR PROPOSALS

A motion was made, seconded, and carried to approve the proposal provided by Antis Roofing to perform the repairs needed to the roof of 2 Three Rivers at a cost of \$9,425.00. Management is directed to see if they will lower their cost as they are approved for community-wide repairs at the same time. Expense shall be coded to Reserve GL Account #3600 Roofs. Director Roe voted to deny.

JIM MURRAY PROPOSAL - 24 CRESCENT CITY

A motion was made, seconded, and carried to deny the proposal from Jimmy Murray to repair the roof at 24 Crescent City. Management has been directed to obtain a proposal from Antis to perform the repairs. Director Roe voted to approve.

CONCRETE HAZARD SOLUTIONS PROPOSAL

The proposal provided by Concrete Hazard Solutions included areas that are not part of the Evergreen Community Association. Management is directed to go back to Concrete Hazard Solutions and provide them with a clear map of where the association's responsibility ends so they can revise their bid.

LABELLE MARVIN PROPOSAL

A motion was made, seconded, and unanimously carried to table this proposal. The Board directed management to invite a representative from LaBelle Marvin to attend the next meeting on September 28, 2023.

HOMEOWNER REQUESTS

A motion was made, seconded, and unanimously carried to take the following actions:

1. 6 Three Rivers- Management is to inform the homeowner that their request is denied. Should they request an audience they can set up a time to meet with Russell. Management is to provide the paint color of their door should they wish to do it themselves.
2. 24 Roseville- Management is to obtain a proposal to determine the severity of the wood rot on the exterior of their home.

DIRECTOR TERM LENGTH

A motion was made, seconded, and unanimously carried to set Tom Levitts term at two years. At this time, Russell and Clyde have two years left and Dennis has one left on his term.

ARC MEMBER VOTE

A motion was made, seconded, and unanimously carried to appoint Dave Erlich to the architectural committee.

MEMBER-FACING DOCUMENTS ON CALIBER WEBSITE

The board directed management to purge Caliber of old or incomplete PDF documents. Caliber is to be used by Members for dues payment. Evergreenorthpark.com shall be the official website and will contain copies of the rules, governing documents, general minutes, etc.

ANNUAL CALENDAR REVIEW

A motion was made, seconded, and unanimously carried to use a Google Dox Excel Sheet that can be updated by anyone as the annual calendar moving forward instead of the previous word document by Crummack Huseby. Management is to fill in the important dates and be the main person to update the document.

GARAGE DOOR AND ROOFS DISCUSSION

A motion was made, seconded, and unanimously carried to not make any repairs to garage doors until they are due in the reserve study unless a door is deemed inoperable and has to be repaired. Russell Drouillard is appointed to be able to review these garage door requests outside of a meeting.

NEXT MEETING

The next General Session Meeting is scheduled for Thursday, September 28, 2023, at 5:30 pm.

ADJOURNMENT

There being no further business to come before the Board of Directors in General Session, a motion was made, seconded, and carried unanimously, to adjourn the General Session meeting at 7:47 pm.

SECRETARY'S CERTIFICATE

I, Clyde Roe, the duly appointed and Acting Secretary of The Rowe-Court Neighborhood Association, do hereby certify that the foregoing is a true and correct copy of the Minutes of the General Session meeting held on the above date as approved by the Board of Directors.

ATTEST: Clyde Roe DATE: 10/3/2023 | 1:35 PM PDT