



CRUMMACK HUSEBY

**EVERGREEN COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES**  
A California Nonprofit Corporation  
**THURSDAY, OCTOBER 26, 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 Droullard, *President*  
   Tom Levitt, *Vice President*  
   Dennis Yunker, *Treasurer*  
   Clyde Roe, *Secretary*

Directors Absent:                *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 Droullard called the General Session of the Board of Directors to order at 6:02 PM.

**HOMEOWNER FORUM**

In accordance with California Civil Code, the homeowners were given an opportunity to address the Board of Directors during General Session. One homeowner called in to discuss his front yard.

**CONSENT CALENDAR**

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

1. Approve the General Session Meeting Minutes dated September 28, 2023 as revised by management.
2. Treasurer's Report/Civil Code §5500/5501 – *Ratify*:
  - a. Each member of the Board shall review and acknowledge the monthly financial statements for September 2023, subject to audit;
  - b. Transfers exceeding \$10,000.00, in accordance with California Civil Code §5502;

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

**ANTIS ROOFING PROPOSALS**

A motion was made by Tom, seconded by Russell and approved by Dennis to approve the following proposals from Antis Roofing to be expensed to Reserve GL Account #3600 – Roofs. Clyde voted no.

1. 24 Roseville – for tile removal and relay at a cost of \$5,575.00

2. 24 Crescent City – for tile removal and relay at a cost of \$2,150.00

### **LYNN WEALTH MANAGEMENT RECCOMENDATIONS**

This item has been tabled until the board can discuss options with accounting before moving forward with any options from Lynn Wealth Management.

### **MINERAL KING GATE POWER**

This item has been tabled. The board does not want to accept a yearly reimbursement of \$100 from the master association for powering their gate. The board will discuss and come up with a counteroffer.

### **WORK ORDER REVIEW**

The board went over the open work order list.

### **LANDSCAPE COMMITTEE**

Tom Levitt spoke on behalf of the landscape committee. Tom informed the Board that Park West installed the Hydropoint to communicate with the WeatherTrak to control the flow sensors and controllers and we should be getting sent reports. Tom asked Quentin about sending weekly reports and his office should be sending plans to fill in bare areas throughout the community. The landscape committee also wishes to set up a walk with the arborist in November.

### **ARC COMMITTEE**

A motion was made by Russell, seconded by Clyde and unanimously carried to approve the ARC Committee to grant architectural application extensions instead of referring them to the Board for decision. The committee will also be conducting a its annual community wide inspection in November.

### **6 THREE RIVERS FRONT DOOR DISCUSSION**

The board discussed the current condition of the door and what the CC&Rs specify the HOA is liable for. Based on the information at hand the homeowner will need to repair the door and the association is only responsible for painting the exterior.

### **NEXT MEETING**

The next General Session Meeting is scheduled for Thursday, November 30, 2023, 6:00 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 7:09 pm.

**SECRETARY'S CERTIFICATE**

I, Clyde Roe, the duly appointed and Acting Secretary of The Evergreen Community 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:** 2/5/2024 | 1:41 PM PST