



CRUMMACK HUSEBY

**EVERGREEN COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES**

A California Nonprofit Corporation

THURSDAY, SEPTEMBER 28, 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 6:09 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 Clyde and carried unanimously, to approve the Consent Calendar consisting of the following items, Director Yunker abstained from the minutes vote:

1. Approve the General Session Meeting Minutes dated August 22, 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 August 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. Approve placing a lien on the following delinquent account:

ACCOUNT #	BALANCE	LAST ACTION	RECOMMENDED ACTION
1104010011	\$1,676.60	PRE-LIEN	LIEN

End of Consent Calendar

STREET REPAIRS – LABELLE MARVIN PROPOPOSAL & SPEAKER

Griffin Marvin called in to speak to the board about their services and proposals. The board decided not to move forward with their services at this time. Management was directed to work with Directors Clyde and Dennis to draft an RFP and schedule a job walk with street repair vendors to assess the current state of the streets.

RESERVES CALENDAR

This is to serve as a place holder to review and discuss the projected expenditures for the community. The board discussed the pending street repairs. No action taken.

RICHARDSON OBER

The board directed management to contact Matt Ober with Richardson|Ober and schedule the 1.5 Board Orientation on Board Fundamentals meeting for the board.

CC&RS AND RESERVES

This is to serve as a place holder to discuss the CC&Rs. No action taken.

LANDSCAPE COMMITTEE

Tom Levitt spoke on behalf of the landscape committee. Tom informed the Board that the proposals, minus the modems, from Park West conditionally approved at the August meeting were pushed through. The landscapers are currently on site trimming the Raphiolepis trees. Management is directed to schedule a walk with the committee and Park West's arborist in October. Russell contacted Hydropoint and found that the community had previously purchased the modems which are being delivered and Park West will set up.

NEXT MEETING

The next General Session Meeting is scheduled for Thursday, October 26, 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 7:40 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: 2/5/2024 | 1:41 PM PST