



CRUMMACK HUSEBY

**EVERGREEN COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES**

A California Nonprofit Corporation
THURSDAY, FEBRUARY 22, 2024

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*
 Dennis Yunker, *Treasurer*
 Clyde Roe, *Secretary*

Directors Absent: *One (1) Vacant Seat*

Crummack Huseby: Bridget Frost, CMCA®, *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

President Russell Drouillard called the General Session of the Board of Directors to order at 6:03 PM.

HOMEOWNER FORUM

In accordance with California Civil Code, the homeowners were given an opportunity to address the Board of Directors during General Session. No homeowners were in attendance.

CONSENT CALENDAR

By general and unanimous consent of the Board, the Consent Calendar was accepted, consisting of the following items:

1. January 31, 2024 General Session Meeting Minutes;
2. Treasurer's Report – Ratify:
 - a. Civil Code §5500/5501 – Each member of the Board (the Financial Committee) reviewed and acknowledged the monthly financial statements for December 2023 and January 2024 subject to audit; (Financials Tab)
 - b. Civil Code §5502 – The Board acknowledged any transfers/payments exceeding \$10,000.00.
3. Approval of reclassification of payment to Caliber Garage Doors for Estimate 1034078611 for replacement of the garage door at 23 Crescent City in the amount of \$2,727.00 to be funded out of Reserves GL 3025 – Doors.
4. Approval of Annual Calendar prepared by management for internal use, based off Evergreen's annual calendar.

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

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ROOFING PROPOSAL – 16 ROSEVILLE

A motion was made by Russell Drouillard, seconded by Tom Levitt to approve the proposal from Antis Roofing & Waterproofing to repair the roof with tile removal and relay at 16 Roseville in the amount of \$4,250.00, to be funded from Reserve GL# 3600 - Roofs. The motion passed, with Clyde Roe recusing himself.

RESERVE STUDY PROPOSALS

A motion was made by Tom Levitt, seconded by Russell Drouillard, and unanimously carried to approve the proposal for the annual reserve study provided by Advanced Reserve Solutions for a digital update in the amount of \$850. The approved proposal will be paid from Operating GL# 5080 – Reserve Study / Inspection.

LANDSCAPE COMMITTEE

Tom Levitt spoke on behalf of the landscape committee and made recommendations regarding the proposals for mulching and Zone 2, 3, and 4 replanting.

PARKWEST – PREVIOUS PROPOSALS

A motion was made by Tom Levitt, seconded by Russell Drouillard, and unanimously carried to reclassify to and/ or fund from Reserve GL 3160 – Landscaping & Irrigation the following previously approved Park West proposals:

Proposal #	Description	Cost
#110086	install plant material between 17-27 Three Rivers	\$525.00
#110084	Install plant material in multiple areas in Zone 1	\$2,123.00
#108540	implement a new Point of Connection at water meters located at Hidden Valley and Morro Bay	\$3,896.84
#110060	additional plant installs along Ukiah	\$1,680.00

PARKWEST – CURRENT PROPOSALS

A motion was made by Tom Levitt, seconded by Russell Drouillard, and unanimously carried to approve the following Park West proposals, to be funded from Reserve GL 3160 – Landscaping & Irrigation.

Proposal #	Description	Cost
#112429	Zone 2 (Blue): Phase 1 of 1: Installation of replacement plants at the community boundary along Atwater and Peters Canyon Trail. These plants will fill in the bare areas and replace failed material.	\$1,545.00
#112003	Installation of regular mulch into the four planting zones at Evergreen HOA. The mulch will be applied in a 3-inch layer for all the new planting areas as well as focal areas and sections where plant material does not fill out significant portions of the planter area.	\$3,000.00
#110279	Zone 3 (Purple) Phase: 1 of 2: Installation of replacement plants at the home addresses along Apple Valley and #3-7 Mineral King. These plants will fill in bare areas and replace failed material.	\$910.00
#110284	Zone 3 (Purple) Phase: 2 of 2: Installation of replacement plants at the home addresses along #9-23 Mineral King and Three Rivers. These plants will fill in bare areas and replace failed material.	\$2,215.00
#110273	Zone 4 (Orange) Phase: 1 of 3: Installation of replacement plants at Millbrae and Atwater home addresses. These plants will fill in bare areas and replace failed material.	\$1,455.00

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#110278	Zone 4 (Orange) Phase: 2 of 3: Installation of replacement plants at the Roseville home addresses. These plants will fill in bare areas and replace failed material.	\$1,400.00
#110277	Zone 4 (Orange) Phase: 3 of 3: Installation of replacement plants at Crescent City home addresses. These plants will fill in bare areas and replace failed material.	\$350.00
Total (7 Proposals)		\$10,875.00

WORK ORDER REVIEW

The board reviewed the open work order list.

ARC COMMITTEE

No action was taken.

NEXT MEETING

The next General Session Meeting is scheduled for Thursday, March 28, 2024, 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 unanimously carried, to adjourn the General Session meeting at 7:05 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: 4/5/2024 | 6:41 PM PDT