



CRUMMACK HUSEBY

EVERGREEN COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES

A California Nonprofit Corporation

THURSDAY, APRIL 25, 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 6:07 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. March 28, 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 March 2024 subject to audit; (Financials Tab)

A motion was made by Tom Levitt, seconded by Russell Drouillard, and unanimously carried to change the annual statement to state that all general postings will be available on the Evergreen website and remove reference to physical postings.

COMMON AREA MAINTENANCE/ MAINTENANCE MATRIX UPDATES

This item was tabled until a later meeting.

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PARKING RULES

A motion was made by Russell Drouillard, seconded, and unanimously carried to enter into an agreement with Titanium Security for non-active parking enforcement during Northpark's security times at no cost to the Evergreen Association.

STREET REPAIR PROJECT

The Board discussed the street repair project. An additional walk will be set up.

EVERGREEN COMMUNITY RULE UPDATE

The rule will go out via the newsletter and posted.

ANNUAL MEETING

The Board discussed the annual meeting which will be held on June 27.

ROOFING MAINTENANCE

The Board discussed roofing maintenance. No action was required.

LANDSCAPE COMMITTEE

A landscape committee update was provided by Tom Levitt regarding landscaping and tree care.

2024-2026 TREE CARE PLAN

The 2024-2026 tree care plan was tabled until after the tree removals are completed.

PARKWEST - TREE REMOVALS

A motion was made by Tom Levitt, seconded by Russell Drouillard, and unanimously carried to approve ParkWest proposal EVH.002 in the amount \$5,440.00 for the removal of 11 trees throughout the community. The proposal will be funded from #3161 - Tree Trimming.

NEXT MEETING

The next General Session Meeting is scheduled for Thursday, May 23, 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 7:19 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: _____ DATE: _____