



CRUMMACK HUSEBY

EVERGREEN COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
A California Nonprofit Corporation
THURSDAY, AUGUST 29, 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*
 Clyde Roe, *Secretary*

Directors Absent: *Two (2) 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 6:00 PM.

HOMEOWNER FORUM

In accordance with California Civil Code, the homeowners were given an opportunity to address the Board of Directors during General Session. 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. Approve the General Session Meeting Minutes dated: July 17, 2024;
2. (*Financials Tab*) Treasurer's Report
 - a. Civil Code §5500/5501 – Each member of the Board (the Financial Committee) reviewed and acknowledged the monthly financial statements for June and July 2024 subject to audit; (*Financials Tab*)

COMMON AREA MAINTENANCE/ MAINTENANCE MATRIX UPDATES

A motion was made by Clyde Roe, seconded by Tom Levitt, and unanimously approved to retroactively adopt the water intrusion policy that was adopted in May 2021 but not signed or attached to the minutes

Insightful. In person. Invaluable.



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SOLAR POLICY AND APPLICATION & COVENANT

A motion was made by Tom Levitt, seconded by Clyde Roe, and unanimously approved to adopt the proposed solar policy, application, and covenant as drafted by counsel for 28 day review.

ROOF REPAIR AND MAINTENANCE

The yearly maintenance proposal as provided by Antis was discussed, and will be tabled to be completed once every three years.

A request for proposal for 3 Three Rivers will be sent out to additional roof vendors.

The proposal for the installation of rodent screen and bird spikes at 44 Apple Valley was discussed and denied. If the homeowner would like to install on their own, they can submit an architectural application to do so.

ARC COMMITTEE

A letter regarding temporary non-compliance in regards to architectural items outside of Northpark and/or Evergreen architectural guidelines will be on the October agenda for discussion.

NEXT MEETING

The next General Session Meeting is scheduled for Thursday, September 26, 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 to return to Executive Session at 7:07 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: _____