



CRUMMACK HUSEBY

EVERGREEN COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES

A California Nonprofit Corporation  
THURSDAY, SEPTEMBER 26, 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 6:19 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: August 29, 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 August 2024 subject to audit; (*Financials Tab*)
3. Approve Resolution to Lien 1048037011, 1048043411.
4. Ratification of the garage door painting by Painting Unlimited for 10 Atwater, 15 Millbrae and 23 Crescent City in the amount of \$1,200.00, to be funded out of Reserve GL 3220- Painting.
5. Ratification of year end audit and tax services at Newman Certified Accountant in the amount of \$1,400.00 to be paid out of Operating GL 5000 - Accounting Services Audit & Tax Filling.

**Insightful. In person. Invaluable.**



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COMMON AREA MAINTENANCE/ MAINTENANCE MATRIX UPDATES

An FAQ will be distributed to the membership.

ROOF REPAIR & MAINTENANCE

This item was tabled to be discussed further.

PEST CONTROL PROPOSALS

This was tabled for further discussion with the vendor.

CD Renewal

It was the unanimous consent of the Board to approve the renewal of the CDs into the ladder structure recommended by Lynn Wealth Management.

NEXT MEETING

The next General Session Meeting is scheduled for Thursday, October 24, 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: \_\_\_\_\_