



EVERGREEN COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING NOTICE AND AGENDA

MEETING DATE: **THURSDAY, NOVEMBER 21, 2024**

TIME: 5:30 PM - EXECUTIVE SESSION (BOARD OF DIRECTORS ONLY)
6:00 PM - GENERAL SESSION (OPEN TO THE MEMBERSHIP)

LOCATION: VIA TELECONFERENCE
<https://zoom.us/j/4982572900>
CALL-IN: (669) 444 9171 / MEETING ID: 498 257 2900

Notice is hereby given that the Meeting of the Board of Directors for the Evergreen Community Association will be held on Thursday, November 21, 2024, at the above time(s). The topics to be addressed will include:

- I. **EXECUTIVE SESSION - CALL TO ORDER - 5:30 PM**
 - a. Approval of Executive Session Minutes - October 24, 2024
 - b. Member Delinquencies
 - c. Member Discipline
 - d. Third-Party Contracts
 - e. Legal Matters
- II. **GENERAL SESSION - CALL TO ORDER - 6:00 PM (approx.) (OPEN TO HOMEOWNERS)**
 - a. **HOMEOWNER FORUM** (3 minutes per member)
Civil Code §4925(b) A reasonable time limit for all Members of the Association to speak to the Board of Directors before a meeting of the Association shall be established by the Board of Directors. A director or manager may briefly respond to statements made or questions posed. Speakers must observe rules of decorum and not engage in obscene gestures, shouting, profanity, or other disruptive behavior. All persons must follow Meeting Rules.
 - b. **CONSENT CALENDAR**
 1. Approval of General Session Minutes -October 24, 2024
 2. Treasurer's Report- October 2024 Financials
 - i. Ratification of Transfers exceeding \$10,000.00, in accordance with California Civil Code §5502- None.
 - c. Common Area Maintenance /Maintenance Matrix Updates & Resolution Adoption
 - d. Roof Repairs and Yearly Maintenance
 - e. Landscape Committee
 - f. ARC Committee
- III. **NEXT MEETING**
 - a. *Regular General Session Meeting - January 23, 2024*
- IV. **ADJOURNMENT**
Audit