



**EVERGREEN COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING NOTICE AND AGENDA**

Date: Thursday, March 27, 2025

Time: Executive Session – 5:30 PM (CLOSED TO HOMEOWNERS)
General Session – 6:30 (OPEN TO HOMEOWNERS)

Location: Via teleconference: www.zoom.com
call-in: (669) 444 9171 / meeting ID: 498 257 2900

Notice is hereby given that a meeting of the Board of Directors for the Evergreen Community Association will be held on the above date and time.

- I. **EXECUTIVE SESSION – 5:30 PM (CLOSED TO HOMEOWNERS)**
 - a. Approval of Executive Session Minutes dated February 27, 2025
 - b. Member Delinquencies
 - c. Member Discipline
 - d. Legal Correspondence
 - e. Personnel Matters
 - f. Third-Party Contracts

- II. **HOMEOWNER FORUM – 6:30 PM (Approx.) – Open Session (3 minutes per member)**

Civil Code §4925(b) A reasonable time limit for all Members (*Homeowners Only*) 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.

- III. **GENERAL SESSION – 6:30 PM – (Approximately) OPEN TO HOMEOWNERS**
 - a. Consent Calendar:
 - i. General Session Minutes of February 27, 2025
 - ii. Ratification of Unaudited Financial Statements of Feb. 2025
 - iii. Ratification of Transfers exceeding \$10,000 in accordance with Civil Code
 - iv. Delinquency Approvals
 - b. Reserve Analysis
 - c. Roof & Chimney repairs
 - d. 2023-2024 Audit
 - e. HOA Contact Info
 - f. Mailchimp
 - g. Landscape Committee
 - h. ARC Committee

- IV. **NEXT MONTHLY MEETING – April 24, 2025**

- V. **ADJOURNMENT – 7:30 PM**