



CRUMMACK HUSEBY
EVERGREEN COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
A California Nonprofit Corporation
THURSDAY, FEBRUARY 27, 2025

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 6:01 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. Secretary's Report:
 - a. January 23, 2025, and December 19, 2024 (updated) General Session Meeting minutes
2. Treasurer's Report:
 - a. Civil Code §5500/5501 *Ratify* – Each member of the Board reviewed and acknowledged the monthly financial statement for January 2025, subject to audit.
 - b. Civil Code §5502 - Board will acknowledge any transfers/payment over \$10,000:
3. Ratify the 2025 Annual Calendar.

SOLAR INSTALLATION POLICY FOR 28 DAY REVIEW

A motion was made, seconded, and unanimously carried to table the solar installation policy prepared by counsel for further review by the Board.

Insightful. In person. Invaluable.



CRUMMACK HUSEBY

SATELLITE DISH POLICY

A motion was made by Tom Levitt, seconded by Russell Drouillard, and unanimously carried to approve the following satellite dish policy to be sent out for a 28-day comment period to the membership and added to the following agenda for review and adoption.

NORTHPARK GUIDELINES

A motion was made, seconded, and unanimously carried to accept the changes prepared by the Architectural Committee to the proposed Northpark Architectural Guidelines, to be sent to Northpark as commentary during the 28 day review period.

ANNUAL MEETING

A motion was made, seconded, and unanimously carried to confirm the annual meeting date of 6/30/2025.

LANDSCAPE COMMITTEE

The Landscape Committee Chair presented, and bids will be brought to the Board on upcoming projects once they have been refined by the Committee.

ARC COMMITTEE

The ARC Committee Chair presented. No action was taken.

NEXT MEETING

The next General Session Meeting is scheduled for Thursday, March 27, 2024, 6:00 pm.

ADJOURNMENT

There being no further business to come before the Board of Directors in Executive Session, a motion was made, seconded, and unanimously carried to adjourn the General Session at 7:46 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: _____