



CRUMMACK HUSEBY  
**EVERGREEN COMMUNITY ASSOCIATION**  
**GENERAL SESSION MEETING MINUTES**  
A California Nonprofit Corporation  
**THURSDAY, MAY 22, 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 6:02 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.

**APPOINTMENT TO THE BOARD OF DIRECTORS)**

A motion was made by Tom Levitt, seconded by Russell Drouillard, and unanimously carried to appoint Guillermo "Bill" Gomez to fill one open seat on the Board of Directors.

**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. March 27, 2024 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 March 2025, subject to audit.
  - b. Civil Code §5502 - Board will acknowledge any transfers/payment over \$10,000:

**ANNUAL MEETING**

A motion was made by Tom Levitt, seconded by Russell Drouillard, and unanimously carried to appoint Kristen McGuire, Alan Aimes and Cathy Aimes as homeowner inspector of elections for the annual meeting date on

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6/30/2025

A motion was made by Tom Levitt, seconded by Russell Droullard, and unanimously carried to offer a drawing for a \$100 gift card for homeowners who submit their ballots prior to the date of the election. The gift card will be funded from GL #5010 – Inspector of Elections.

**ROOF REPAIRS**

A motion was made by Russell Droullard, seconded by Tom Levitt, and unanimously carried to approve all current outstanding roof projects with Antis as follows and to request a discount. The projects will be funded from Reserve GL 3600 – Roofs.

Proposal Number	Address	Description	Amount
#A54812	18 Three Rivers	Recommendation #1 Chimney Cap and Spark Arrestor Replacement	\$4,541.00
		Additional Recommendation #1 Tile Removal and Relay	\$3,243.0
#A54832	22 Mineral King	Exhaust Pipe Flashing Replacement and Chimney Cap Re-Securing	\$1,573.00
#A54786	12 Mineral King	Chimney Cap and Spark Arrestor Replacement	\$4,541.00
		Additional Recommendation #1 Tile Removal and Relay	\$3,243.0
#A55794	16 Roseville	Tile Removal and Relay	\$6,605.50
#A57927	32 Apple Valley	Pipe Flashing Replacement	\$750.00

**LANDSCAPE**

A motion was made by Tom Levitt, seconded by Russell Droullard, and unanimously carried to approve the following proposals presented by Park West Landscape:

Proposal #	Description	Cost
#124870	A proposal is provided to repair a cracked lateral line on Controller B running under the sidewalk adjacent to #18 3 Rivers.  <i>Funded from Operating GL#6030 (Irrigation &amp; Sprinkler Repairs)</i>	\$540.70
#123439	A proposal is provided to repair 16 broken sprinklers and nozzles and a cracked lateral line on Controller A.  <i>Funded from Operating GL#6030 (Irrigation &amp; Sprinkler Repairs)</i>	\$1,010.32

**ARC COMMITTEE**

The Board discussed open ARC Committee actions. Management was directed to forward all communication regarding the Northpark approval for 20 Roseville.

**NORTHPARK RESPONSE**

The Board reviewed the Northpark response to Evergreen’s request for reimbursement for previous funding of

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Evergreen Community Homeowners Association

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the reserves. A motion was made by Russell Drouillard, seconded by Clyde Roe, and unanimously carried to move this from management responsibility and continue pursuing it between the Evergreen and Northpark Boards.

**NEXT MEETING DATE**

The next General Session Board of Directors meeting is scheduled for June 26, 2024.

**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 7:50 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:** \_\_\_\_\_