



CRUMMACK HUSEBY  
**EVERGREEN COMMUNITY ASSOCIATION**  
**GENERAL SESSION MEETING MINUTES**  
A California Nonprofit Corporation  
**THURSDAY, SEPTEMBER 25, 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, Secretary*  
   Bill Gomez, *Treasurer*

Directors Absent:                *Two (2) Vacant Seats*

Crummack Huseby:                Bridget Frost, CMCA®, *Community Manager, Crummack Huseby*

Others Present:                 None

**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 and 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.

**Consent Calendar**

By general and unanimous consent of the Board, the Consent Calendar was accepted, consisting of the following items:

A motion is requested to approve the Consent Calendar items as follows:

1. Approve the General Session Meeting Minutes dated: July 24, 2025;
2. Annual Meeting Minutes dated August 7, 2025
3. Organizational Meeting Minutes dated August 18, 2025
4. Treasurer's Report:
  - a. Civil Code §5500/5501 *Ratify* – Each member of the Board will review and acknowledge the monthly financial statement for July 2025, subject to audit.
  - b. Civil Code §5502 - Board will acknowledge any transfers/payment over \$10,000:
  - c. Delinquency Approval: Approve Resolution to Lien Accounts 1104000901 and 1104010011
  - d. Resignation of Director Clyde Roe, effective July 31, 2025

\*\*\*End of Consent Calendar\*\*\*

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**Financials: Invoice Processing**

The Board reviewed and discussed the invoices processed online through the board portal. Currently all operating and reserve expenses are reviewed and approved by two Board members. By unanimous consent of the Board, the process will remain the same.

**2024-2025 Audit & Taxes Preparation Proposal**

A motion was made by Tom Levitt, seconded by Russell Drouillard, and unanimously carried to approve the 2024-2025 Audit & Taxes submitted by Newman Certified Public Accountant, PC.

**Painting Proposals**

The Board reviewed proposals from the following vendors for painting the metal and wood surfaces in the community, to be funded from Reserves GL#3220. A motion was made, seconded, and unanimously carried to table the proposals to the September meeting. The vendors should be instructed to verify pricing for patio doors and provide references.

Vendor	Cost	Scope
Empire Works # 2052552	\$140,570.00  Metal Chimney Caps: \$8,180.00	<p>The following bid is to prep, spot prime &amp; one coat to cover per the specification provided with the same or similar colors.</p> <p>The following bid consists of (x54) Buildings and common area substrates.</p> <p>Note: This bid only accounts for existing body color accents and excludes all new accents.</p> <p>Note: This bid is only good for the same or similar color finishes; a color change will require additional coats for proper coverage.</p> <p>Surfaces Included:            -Eaves &amp; Fascia, Shutters, Building Wood Trim, Wood Patio Gates (Both Sides), Entry Doors &amp; Wood Jambs, Garage Doors &amp; Wood Casings, Faux Deco Iron Panels, Balcony Iron Handrails, Common Area Iron Handrails, Light Poles (Excludes Main Street Lights), Mailboxes/Posts, Street Posts, West Perimeter Iron Fencing.</p> <p><b>Excluded:</b>            -Ceramic Gable Circles, Wall Pack Lights, Balcony Deck Surfaces, Raw CMU Walls, Fire Hydrants, Utility Boxes, Red Curbing, Building Stucco, Building Stucco Pop-outs, Light Patio/Balcony Doors, Address Boxes, Chimney Caps Pop-outs (See Line Item Cost), Repairs Outside Standard Prep, Removal of any vegetation and/or objects obstructing the work surfaces/areas.</p> <p><b>Line Item #1 - Chimney Cap Repaint</b>  <b>Cost to Perform Work = \$8,180.00</b>            Note: This line item is an add-on cost and is not valid as a</p>



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		standalone Job. This must be added to the base-bid amount above.
Pilot Painting	<p><b>\$139,900.00</b></p> <p><b>Metal Chimney Caps: \$7900</b></p>	<p>SCOPE OF WORK: Stucco/Concrete/Masonry :NO STUCCO</p> <p><b>Wood Surfaces</b> Eaves, Fascia, Garage Door Jambs, Exterior Window Shutters</p> <p><b>Metal Surfaces</b> Balcony Railings Juliet Balcony Railing, Window Metal Surfaces, Decorative Metal, Chimney Caps (LISTED AS A LINE ITEM), Light Poles (no hoods) Perimeter Fencing, Stairway Railings, Gutters,</p> <p><b>Doors</b> Entry Door Frames Entry Doors Garage Doors (metal) Patio Yard Gates</p> <p>EXCLUDED ITEMS: -ALL AREAS &amp; ITEMS NOT SPECIFIED IN THIS BID.</p>
Painting Unlimited	<p>All items except two-component polyurethane finish, fire hydrants, and metal chimney caps: \$ 77,700</p> <p>Metal Chimney Caps: \$8,300.00</p>	<p>Clyde - 1. Properly prepare, spot prime as necessary and apply one coat of finish paint to metal substrates only on (54) EA buildings and common areas located throughout the community. Includes: window railings, Juliet balconies, balcony railings, light poles, mailbox posts, perimeter iron fence, handrailing, and signposts. <b>(\$42,400.00)</b></p> <ul style="list-style-type: none"> <li>• Upgrade to a two-component polyurethane finish ADD: <b>(\$12,700.00)</b></li> <li>• Option: If you choose to paint the metal chimney caps, ADD: <b>(\$8,300.00)</b></li> <li>• Option: If you choose to paint fire hydrants, ADD: <b>(\$1,200.00)</b></li> </ul> <p>2. Properly prepare, spot prime as necessary and apply one coat of finish paint to wood substrates only on (104) EA units. <b>Includes:</b> wood gates, shutters, and garage door. <b>(\$18,800.00)</b></p> <ul style="list-style-type: none"> <li>• Option: If you choose to paint doors, ADD: <b>(\$16,500.00)</b></li> </ul> <p><b>Exclusions</b></p> <ol style="list-style-type: none"> <li>1. Any item not listed above.</li> <li>2. Previously unpainted areas unless specifically included in the Scope of Work.</li> <li>3. No factory finished items.</li> <li>4. Stencils, graphics, and signs.</li> <li>5. Traffic markings, striping, and curbs.</li> <li>6. Wood trellises.</li> </ol>

**ARC COMMITTEE**

The Board discussed open ARC Committee actions. No action.

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Evergreen Community Homeowners Association  
General Session Minutes

August 28, 2025

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**NEXT MEETING DATE**

The next scheduled General Session meeting of the Board of Directors is scheduled for Thursday, September 25, 2025, with Executive Session at 5:30pm followed by General Session starting at approximately 6:00pm to be held via teleconference.

**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:** \_\_\_\_\_