



CRUMMACK HUSEBY  
**EVERGREEN COMMUNITY ASSOCIATION**  
**GENERAL SESSION MEETING MINUTES**  
A California Nonprofit Corporation  
**THURSDAY, OCTOBER 30, 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*  
   Dick Ackerman, *Member-at-Large*

Directors Absent:                *One (1) Vacant Seat*

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.

**Appointment to the Board of Directors and Reorganization**

A motion was made by Tom Levitt, seconded by Russell Drouillard, and unanimously carried to appoint Dick Ackerman to the Board of Directors in the vacant Member-at-Large seat, which expires in June of 2026.

**Consent Calendar**

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

1. Approve the General Session Meeting Minutes dated: September 25, 2025;
2. Treasurer's Report: (Pg. 36-89)
  - a. Civil Code §5500/5501 *Ratify* – Each member of the Board will review and acknowledge the monthly financial statement for September 2025, subject to audit.
  - b. Civil Code §5502 - Board will acknowledge any transfers/payment over \$10,000:
3. Delinquency Approval: Approve Resolution to Lien Account 1104010011

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

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CRUMMACK HUSEBY

**LANDSCAPE COMMITTEE**

The Board discussed open Landscape Committee action items. The proposal for continued WeatherTrak subscription services will be included in the November agenda.

**ARC COMMITTEE**

The Board discussed open ARC Committee actions. No action.

**RULE CHANGE FOR 28 DAY REVIEW: SECURITY CAMERA POLICY**

By general consent of the Board, the rule change was tabled to the November meeting.

**RULE CHANGE FOR 28 DAY REVIEW: FINE / ENFORCEMENT POLICY**

By general consent of the Board, the rule change was tabled to the November meeting.

**AB 130 LEGISLATIVE UPDATE**

Effective immediately as of June 30, 2025, Assembly Bill 130 (AB 130) introduces significant amendments to Civil Code Sections 5850 and 5855, capping association fines at the lesser of \$100. Exceptions apply only for health and safety violations, which require a written finding made in a board meeting. By general consent of the Board, any resolutions regarding AB130 were tabled to the November meeting.

**NEXT MEETING DATE**

The next scheduled General Session meeting of the Board of Directors is scheduled for Thursday, November 30, 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, \_\_\_\_\_, 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:** \_\_\_\_\_