



CRUMMACK HUSEBY
EVERGREEN COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
A California Nonprofit Corporation
THURSDAY, NOVEMBER 20, 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*
 Dick Ackerman, *Member-at-Large*

Directors Absent: Bill Gomez, *Treasurer*
 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 6:06 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, with Director Ackerman abstaining, the Consent Calendar was accepted, consisting of the following items:

1. Approve the General Session Meeting Minutes dated: October 30, 2025; (pg. 32-33)
2. Treasurer's Report: (Pg. 81-131)
 - a. Civil Code §5500/5501 *Ratify* – Each member of the Board will review and acknowledge the monthly financial statement for October 2025, subject to audit.
 - b. Civil Code §5502 - Board will acknowledge any transfers/payment over \$10,000:

End of Consent Calendar

INSURANCE RENEWAL 2025-2026

This item served as a placeholder if the insurance renewal proposal for the term renewing on December 3, 2025. The Board will review the proposal via email and ratify at the January meeting.

Insightful. In person. Invaluable.



CRUMMACK HUSEBY

ROOFING REPAIR PROPOSALS

The Board reviewed the following proposals submitted by Antis Roofing & Waterproofing for roof repairs, to be funded from Reserve GL #3600, and rendered the following decisions:

Address	Description	Cost	Action Taken
16/18 Roseville	Tile Removal and Relay / Fascia Board Replacement / Elastomeric Wall Coating	\$7,733.00	A motion was made by Dick Ackerman, seconded by Russell Drouillard and unanimously carried to approve the proposal.
36 Apple Valley	Tile Removal and Relay	\$3,918.00	A motion was made by Dick Ackerman, seconded by Russell Drouillard and unanimously carried to approve the proposal.
17/19 Crescent City	Tile Removal and Relay	\$6,600.00	A motion was made by Dick Ackerman, seconded by Russell Drouillard and unanimously carried to approve the proposal.

LANDSCAPE COMMITTEE

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

WEATHERTRAK SMART CONTROLLERS RENEWAL PROPOSAL

The Board reviewed the renewal quote for the WeatherTRAK smart controllers service system, submitted by HydroPoint, requested for Board ratification by the landscape committee for the following option, to be funded from Operating GL#6030 - Sprinkler/Irrigation Repairs & Maintenance.

Description	Time Period	Cost	Action Taken
WeatherTRAK Subscription for two (2) controllers, located at 22 Mineral King and 17 Roseville.	Renewal Through 11/30/2028	\$1,448.00	A motion was made by Dick Ackerman, seconded by Russell Drouillard and unanimously carried to approve the proposal.

RULE CHANGE FOR 28 DAY REVIEW: SECURITY CAMERA POLICY

A motion was made by Tom Levitt, seconded by Dick Ackerman, and carried with Russell Drouillard abstaining, to make the following change to the security camera policy regarding security camera installation under V. Other Improvements:

- Security Systems – Security cameras must have a fixed field of vision limited to the Homeowner’s private property. ~~and shall not view other homeowner’s Lots.~~ Field of view of cameras, including doorbell video devices, are limited to the owner’s Lot and shall not point directly into the windows or private, enclosed areas of other residences. Field-of-view photographs showing the view each camera is capturing shall be submitted to the ARC after installation to receive final approval decision. The ARC may request periodic field-of-view photographs to verify compliance with these rules. The preferred location for installing cameras is wood trim. Wires, cables, or electric conduits are not permitted to be attached on or extend across exterior surfaces of the residence. The color of the camera/covering shall match, as closely as possible, the color of the surface upon which it is mounted. The ARC reserves

Insightful. In person. Invaluable.

Evergreen Community Homeowners Association
General Session Minutes
November 20, 2025



CRUMMACK HUSEBY

the right to require changes to camera colors based on future neighborhood paint changes. The Association is not responsible for maintenance, damage or field-of-view clearance of cameras for any reason (e.g. weather, landscape, painting overspray). Any changes to camera location, field of view, or equipment require a new ARC application.

RULE CHANGE FOR 28 DAY REVIEW: FINE / ENFORCEMENT POLICY

A motion was made by Tom Levitt, seconded by Dick Ackerman, and unanimously carried, to make the following change to the enforcement policy to align with the changes made by Northpark Maintenance Association along with the below suggested resolution for AB 130:

11. ENFORCEMENT POLICY

In the event ~~that~~ the Association or its managing agent observes that an apparent violation of the Governing Documents and/or Rules of the Association has taken place, or receives a written report of an observed violation from an Owner, resident or other parties designated by the Board of Directors, the Board will act as follows:

1. A Notice of Violation letter will be sent to the Owner of record. This is a courtesy letter to notify the Owner of a violation and the ~~due date~~ ~~the by which said~~ violation is to be corrected in order to avoid further enforcement procedures. **The letter will include the following information: a) the alleged violation, (b) the provision of the Association's governing documents that was allegedly violated, and (c) the date upon which the alleged violation must be cured to avoid further action.**
2. If the violation is not corrected by the due date, a Notice of Hearing letter will be sent notifying the Owner of their right to appear before the Board of Directors to come to a mutual agreement to resolve the violation. The hearing date will normally be set not less than ten (10) days from the date of the Notice of Hearing letter.
3. In cases where a violation presents a safety/health issue, or causes or can cause property damage, or represents a subsequent recurrence of the violation within a 12-month period, no Notice of Violation letter will be sent. Instead, a Notice of Hearing will immediately be sent requesting the Owner to remedy the violation without delay and to appear before the Board of Directors. In an emergency situation, the Board will exercise their right to remedy the situation by whatever means is necessary prior to giving any Notice of Violation or Notice of Hearing.
4. An Owner can either present their response to the violation in person before the Board of Directors at the time and place of the hearing, or by a written response to be received by the Association's managing agent not less than three (3) days prior to the date of the hearing. A failure to respond will ~~be assumed~~ ~~that presume~~ the Owner is not contesting the validity of the violation.
5. The Board will evaluate the response (or the failure to respond) and prepare a written decision that will be forwarded to the Owner within fifteen (15) days of the hearing. The Board of Directors may determine to impose a combination of fines, legal action, enter upon home Owner's property to correct the violation or take any other necessary action. The Owner will be assessed all fines and other recoverable direct and indirect costs.
6. If a fine is imposed the following schedule will apply:



CRUMMACK HUSEBY

a. Each violation maximum: \$100.00 per each separate violation of the governing documents, except under the health/safety exception set forth below. For each month that a non-compliance continues without being cured, it is considered a new violation each such month and subject to a \$100.00 fine per month. Each month the Member will be invited to attend a hearing to address the Board regarding the violation.

ARC COMMITTEE

The Board discussed open ARC Committee actions. No action.

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. A motion was made by Tom Levitt, seconded by Dick Ackerman, and unanimously carried, to resolve that the following violations will be considered health and safety:

Potential Health & Safety Violations:

1. Landscaping & Tree-Related Hazards
 - Fruit trees or overgrown vegetation dropping fruit into common areas (risk of attracting rodents, insects, or mold).
 - Diseased or dying trees on private lots that could fall or spread disease to neighboring properties or common areas.
 - Unmaintained lawns or front yard landscapes that harbor vermin or insects (e.g., standing water breeding mosquitoes).
2. Pet Waste & Sanitation
 - Pet waste not being removed from front yards or common areas (posing sanitation and odor hazards).
 - Failure to leash or control dogs, resulting in aggressive behavior or risk to others in shared areas.
3. Construction & Architectural Violations
 - Unapproved architectural modifications that could pose a structural risk (e.g., balcony railings, load-bearing structures).
 - Modifications involving electrical, drainage, or gas components without City permits or ARC review.
 - Use of flammable or hazardous construction materials not allowed under code or HOA standards.
4. Parking & Traffic Hazards
 - Parking in fire lanes, blocking fire hydrants, or obstructing visibility near corners and intersections.
 - Abandoned or inoperable vehicles leaking fluids (oil, gasoline) onto driveways or streets.
 - Excessive vehicle storage that creates visual or physical obstructions in pedestrian or vehicular paths.
5. Trash & Waste Management
 - Accumulation of trash or improperly stored garbage attracting pests, creating odor, or becoming a fire hazard.
 - Overflowing waste containers visible from the street or left out for extended periods beyond collection times.
6. Unsafe Use or Condition of Equipment
 - Installation of unsafe play equipment or sports structures that could fall or obstruct walkways.
 - Failure to properly secure large items such as satellite dishes, solar panels, or air conditioning units.
7. Drainage Issues
 - Altered drainage patterns causing water runoff onto neighboring properties or common areas, leading to erosion or mold/mildew issues.



CRUMMACK HUSEBY

NEXT MEETING DATE

The next scheduled General Session meeting of the Board of Directors is scheduled for Thursday, January 22, 2026, 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:** _____



CRUMMACK HUSEBY

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE
EVERGREEN COMMUNITY ASSOCIATION
AB 130 HEALTH AND SAFETY**

WHEREAS, the Board of Directors of the Evergreen Community Association ("Association") recognizes the immediate enforcement implications of Assembly Bill 130 ("AB 130"), which amends Civil Code Sections 5850 and 5855, limiting fines for most violations to a maximum of \$100, unless the violation poses a risk to health and safety; and

WHEREAS, to ensure compliance with AB 130 and preserve the Association's ability to enforce violations that may result in adverse health or safety impacts on the common area or neighboring property, the Board must identify and adopt a resolution designating such violations; and

WHEREAS, this resolution shall serve to identify categories of violations that the Board finds may constitute adverse health and safety risks and therefore may be subject to fines in excess of \$100, provided that proper findings are made at the time of the hearing;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby identifies the following categories of violations as having the potential to present health and safety concerns within the community:

1. Landscaping & Tree-Related Hazards

- Fruit trees or overgrown vegetation dropping fruit into common areas, creating a risk of attracting rodents, insects, or mold.
- Diseased or dying trees on private lots that may fall or spread disease to neighboring properties or common areas.
- Unmaintained lawns or landscaping contributing to fire hazards, vermin harborage or mosquito breeding due to standing water.

2. Pet Waste & Sanitation

- Pet waste left in common areas or front yards, posing a sanitation or odor hazard.
- Unleashed or uncontrolled dogs creating a risk of aggressive encounters or injury in shared and common areas areas.

3. Construction & Architectural Violations

- Unapproved architectural modifications posing structural risks (e.g., unsecured balcony railings or non-compliant additions).
- Installation of electrical, drainage, or gas components without required City permits or ARC review.
- Use of flammable or hazardous construction materials that violate code or community safety standards.

4. Parking & Traffic Hazards

- Parking in fire lanes, blocking fire hydrants, or obstructing vehicle sight lines at corners and intersections.
- Inoperable or leaking vehicles (oil, fuel, etc.) creating fire or environmental hazards.
- Overaccumulation of vehicles obstructing access or visibility for pedestrians and vehicles.
- Vehicle storage or garage use that creates physical obstructions in pedestrian or vehicle paths or forces unsafe street parking.



CRUMMACK HUSEBY

5. Trash & Waste Management

- Accumulated trash or improperly stored garbage attracting pests or presenting a fire risk.
- Overflowing waste containers left visible from the street or for extended durations beyond collection periods.

6. Unsafe Use or Condition of Equipment

- Installation or placement of unstable sports equipment or play structures with fall risk or obstructions to walkways.
- Improperly secured satellite dishes, solar panels, or HVAC equipment creating safety hazards.
- Holiday lights and decor or other items that have exposed wiring or impose electrical and/or fire hazards.
- General cleaning neglect resulting in slippery, oily, or debris laden surfaces that pose a slip and/or trip hazard.

7. Drainage Issues

- Altered or obstructed drainage systems causing runoff, erosion, mold, or mildew affecting neighboring lots or common areas.

FURTHER RESOLVED, that this list is intended to provide guidance and is not exhaustive. The Board retains discretion to determine whether other violations may constitute a health or safety concern on a case-by-case basis, and such determinations shall be made by written finding in an open session Board meeting as required by AB 130.

Dated: _____ Board of Director Signature: _____

Resolution of The Board of Directors of the Evergreen Community Association AB 130 Health and Safety