



CRUMMACK HUSEBY

**EVERGREEN COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES**

A California Nonprofit Corporation

THURSDAY, FEBRUARY 19, 2026

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 6:00 PM.

HOMEOWNER FORUM

In accordance with California Civil Code, the homeowners were given an opportunity to address the Board of Directors during General Session. One homeowner was in attendance (Joe Desuta, 32 Apple Valley) to discuss rodent intrusion and his request for reimbursement.

Consent Calendar

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

1. Approve the General Session Meeting Minutes dated: January 29, 2026;
2. Treasurer's Report:
 - a. Civil Code §5500/5501 *Ratify* – Each member of the Board will review and acknowledge the monthly financial statement for January 2026, subject to audit.
 - b. Civil Code §5502 - Board will acknowledge any transfers/payment over \$10,000:

End of Consent Calendar

Insightful. In person. Invaluable.



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ROOFING MAINTENANCE AND CLEANING PROPOSAL

A motion was made by Russell Drouillard, seconded by Dick Ackerman, and unanimously carried to approve the roofing maintenance and cleaning proposal submitted by Antis Roofing & Waterproofing for roof maintenance in the amount of \$19,482.00 and gutter downspout and roof cleaning in the combined amount of \$25,933.00. If approved, the repairs will be funded from Reserve GL # 3600 – Roofs . This approval is contingent upon them labeling and sorting the photos by address in a useable way.

RESERVE STUDY 2026 FYE

The Board will review the reserve study proposal for the June 2026 FYE presented by Association Reserves showing the Association funded at 92.04% with a recommended monthly full funding to reserves in the amount of \$12,184.00. The study was tabled by unanimous consent to provide feedback to the reserve analyst for revisions.

PAINTING PROJECT UPDATE

The Board reviewed the update on the painting project from Painting Unlimited. A motion was made by Russell Drouillard, seconded by Dick Ackerman, and unanimously carried to schedule a walk through with Painting Unlimited and have two Board members approve payment for existing work and the potential of extending the contract to approve a proposal for the eaves, fascia, and garage doors up to the total project cost of \$135,000 with Painting Unlimited, to be ratified at the March meeting.

LIGHTING PROPOSAL

By general and unanimous consent of the Board , proposal # 14756 from Three Phase Electric to repair exposed wiring that was found near this 6 Three Rivers was approved with the stated NT of \$500.00, to be funded from Operating GL 519 – Lighting – Supplies/ Repair & Maintenance.

LANDSCAPE COMMITTEE

The Board discussed open Landscape Committee action items.

ARC COMMITTEE

The Board discussed open ARC Committee actions. No action.

NEXT MEETING DATE

The next scheduled General Session meeting of the Board of Directors is scheduled for Thursday, March 19, 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 7:19 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:** _____

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