



CRUMMACK HUSEBY

**EVERGREEN COMMUNITY ASSOCIATION  
GENERAL SESSION MEETING MINUTES**

A California Nonprofit Corporation

**THURSDAY, JANUARY 29, 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*  
   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 6:04 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: November 20, 2025 and December 4, 2025;
2. Treasurer's Report:
  - a. Civil Code §5500/5501 *Ratify* – Each member of the Board will review and acknowledge the monthly financial statement for November-December 2025, subject to audit.
  - b. Civil Code §5502 - Board will acknowledge any transfers/payment over \$10,000:
3. Approval of Insurance Policy Renewal with Alera ARR Insurance Agency for an annual premium of \$38,189.00 for property and general liability coverage, \$1,957.77 for directors and officers coverage, \$698.00 for fidelity bond coverage, \$1,785 for umbrella coverage, and \$367.00 for workers comp insurance, to be expensed to GL# 5020 – Insurance. The deductible was changed to \$100,000.00 for all

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water intrusion claims and \$25,000.00 for all other claims, which decreased the total cost by \$6,458.00 from the original proposal.

4. Emergency approval of Antis proposal for 17/19 Crescent City for tile removal and relay in the amount of \$6,350.00 to be funded from Reserve GL #3600 – Roofs.
  5. Emergency approval of Antis proposal for 19 Crescent City for tile removal and relay in the amount of \$2,375.00 to be funded from Reserve GL #3600 – Roofs.
- \*\*\*End of Consent Calendar\*\*\*

**INVESTMENT RECOMMENDATIONS (Pg. 45)**

The Board reviewed the investment recommendations provided by Lynn Wealth Management. A motion was made, seconded, and unanimously carried to approve the following recommended investments:

- \$50,000 6-month CD (3.50%) from the current money market balance
- \$50,000 24-month CD (3.60%) from the current money market balance
- \$50,000 30-month CD (3.60%) from the current money market balance
- \$50,000 36-month CD (3.70%) from the current money market balance
- \$50,000 U.S. Treasury Bill money market (3.25%, and liquid)
- \$72,883 plus the monthly contribution and interest to remain liquid in the FDIC money market (0.50%)

**PAINTING PROJECT UPDATE**

The Board reviewed the update on the painting project from Painting Unlimited.

**LANDSCAPE COMMITTEE**

The Board discussed open Landscape Committee action items.

**HOMEOWNER REQUEST FOR REIMBURSEMENT**

The Board reviewed the reimbursement request from 32 Apple Valley for costs incurred during a roof leak. A motion was made, seconded, and unanimously carried to deny the request and uphold the maintenance matrix and CC&R’s that pest control is homeowner responsibility.

**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, February 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.

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ATTEST: \_\_\_\_\_ DATE: \_\_\_\_\_