



CRUMMACK HUSEBY

**EVERGREEN COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
THURSDAY, MARCH 26, 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*
 Bill Gomez, *Treasurer*

Directors Absent: *One (1) Vacant Seat*

Others Present: None

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

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. No homeowners were present.

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: February 19, 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 February 2026, subject to audit.
 - b. Civil Code §5502 - Board will acknowledge any transfers/payment over \$10,000:

End of Consent Calendar

Roofing Repair Proposals

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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	Proposal #	Description	Cost	Action Taken
15 Mineral King	A65295	Broken Roof Tile Replacement	\$390.00	A motion was made by Russell Drouillard, seconded by Dick Ackerman and unanimously carried to table the proposal and request it be completed during the scheduled maintenance.
9 Mineral King	A65506	Tile Removal and Relay	\$5,500.00	A motion was made by Russell Drouillard, seconded by Dick Ackerman and unanimously carried to approve the proposal.
18 Mineral King	A63438	Tile Removal and Relay	\$4,700.00	A motion was made by Russell Drouillard, seconded by Dick Ackerman and unanimously carried to approve the proposal.

2024-2025 Audit & Taxes Preparation Proposal

A motion was made by Tom Levitt, seconded by Russell Drouillard, and unanimously carried to approve the proposal submitted by Newman Certified Public Accountant, PC to prepare the 2025-2026 FYE Audit and Taxes proposal, at a cost of \$1,600.00 to be paid from Operating GL #5000 – Accounting Services – Audit & Taxes.

Curb Painting Proposal

The Board reviewed the proposal submitted by Concept Paving Solutions, Inc. to remove loose or flaking paint from 1,265’ Linear feet of painted curb and apply one (1) coat of traffic-rated paint to approx. 1,265 linear feet total of red curbs. By unanimous consent, the proposal was tabled to request a map of the repainting and removals.

Painting Project Update & Revisions

The Board reviewed the proposals received for the remaining components of the painting project and rendered the following motions:

Vendor	Cost	Scope	Motion
Empire Works # 2052552	\$87,995.00	OVERVIEW: The following bid is to prep, spot prime & one coat to cover using Sherwin Williams Paints. Super-Paint Flat and Pro-Industrial Semi-Gloss, consisting of of (x54) Buildings and 108 Units. Shutters Included: -Eaves & Fascia, Garage Doors	A motion was made by Russell Douillard, seconded by Dick Ackerman, and unanimously carried to approve the Empire Works proposal in the amount of \$87,995.00 if they also include shutters in the total cost. The proposal is to be funded from Reserves GL#3220 – Painting.
Painting Unlimited	\$73,600.00	Properly prepare, spot prime as necessary and apply one coat of finish paint to fascia and eaves on (54) EA buildings and (104) EA garage doors.	A motion was made by Russell Douillard, seconded by Dick Ackerman, and unanimously carried to deny the Painting Unlimited proposal.



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Landscape Committee

The Board reviewed proposals provided by Park West and reviewed and recommended by the landscape committee prior to the meeting. A motion was made by Tom Levitt, seconded by Russell Drouillard, and unanimously carried to approve the following proposals to be funded from Reserve GL 3160 – *Landscape and Irrigation*.

Proposal #	Description	Cost
#130574	Ukiah Planter Renovation [Phase 1 of 2] #3 Ukiah - #7 Ukiah: The following proposal is for the removal and dump of Bird of Paradise plants and the installation of 5-gallon Lantana 'New Gold' at 48" on center. These plants have a lower, spreading habit and will create a tiered landscape aesthetic.	\$3,025.00
# 130576	Revised - Ukiah Planter Renovation [Phase 2 of 2] #9 Ukiah - #11 Ukiah: The following proposal is for the removal and dump of Bird of Paradise plants and the installation of 5-gallon Lantana 'New Gold' at 48" on center. These plants have a lower, spreading habit and will create a tiered landscape aesthetic	\$1,352.50
# 133051	Proposal for install of topsoil in 7 holes left behind when trees were removed. Per landscape walk on 3.17	\$120.00

ARC Committee

The Board discussed open ARC Committee actions. No action.

Governing Document Project Update

The Board discussed the first draft of the governing document restatement as received from Adams Stirling. The Board will schedule an additional General Session meeting to discuss all items and prepare attorney requests.

Parking Enforcement

The Board reviewed the proposed contract between Evergreen and Titanium Services for parking enforcement. A motion was made by Russell Drouillard, seconded by Bill Gomez, and unanimously carried to approve the Titanium contract in the amount of \$200.00 per month for parking enforcement.

NEXT MEETING DATE

The next scheduled General Session meeting of the Board of Directors is scheduled for Thursday, April 23, 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 7:18 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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Evergreen Community Homeowners Association
General Session Minutes

March 26, 2026

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