



CRUMMACK HUSEBY

**EVERGREEN COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
THURSDAY, APRIL 23, 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: March 26, 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 March 2026, subject to audit.
 - b. Civil Code §5502 - Board will acknowledge any transfers/payment over \$10,000:

End of Consent Calendar

Roofing Maintenance and Cleaning Proposal

Management provided an update on the roofing maintenance and cleaning proposal scheduling and process.

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Reserve Study 2025-2026 FYE

The updated reserve study was not received by the meeting.

Budget Review 2026-2027

The Board reviewed the proposed budget. A motion was made by Dick Ackerman, seconded by Bill Gomez and unanimously carried to increase assessments by 3% for the 2026-2027 fiscal year.

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. and requested a proposal to remove only the areas of paint that have faded and were not repainted in 2024.

Painting Project Update & Revisions

The Board reviewed the update and phasing map from Empire Works for the painting.

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 voting against, to make the following change to the security camera policy regarding security camera installation under V. Other Improvements: The motion carried.

5. 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 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 Russell Drouillard, 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



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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:
 - 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.**

Landscape Committee

The Board reviewed an update from the Landscape Committee.

ARC Committee

The Board discussed open ARC Committee actions. No action.



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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 discussed parking enforcement and directed that the item stay on the agenda for May.

NEXT MEETING DATE

The next scheduled General Session meeting of the Board of Directors is scheduled for Thursday, May 21, 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: _____