



CRUMMACK HUSEBY

**EVERGREEN COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
THURSDAY, MAY 21, 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: April 23, 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 April 2026, subject to audit.
 - b. Civil Code §5502 - Board will acknowledge any transfers/payment over \$10,000:
 3. Ratification of Website Cost Reimbursement in the amount of \$157.93 to Russell Drouillard
- ***End of Consent Calendar***

Draft Reserve Study 2026-2027 FYE

The Board reviewed the draft reserve study for the 2026 FYE as presented by Advanced Reserve Solutions, Inc. with the Association funded at 82.29% and a recommended full funding allocation of \$13,783.33 /month. A

Insightful. In person. Invaluable.



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motion was made, seconded, and unanimously carried to approve the reserve study.

Draft Budget 2026 FYE

The Board reviewed the draft budget for the 2026 FYE as presented by Management with an increase in assessments in the amount of 3% overall, with the below table of variable assessments, and a monthly allocation of \$13,783.33 to reserves. A motion was made, seconded, and unanimously carried to approve the budget and 3% increase in assessments.

Unit Type	2025/2026 Assessment	2026/2027 (New) Assessment – Beginning 7/1/2026	Amount of Increase	% Increase
1	\$234.94	\$245.64	\$10.70	4.56%
2	\$262.69	\$271.38	\$8.69	3.31%
3	\$269.14	\$277.36	\$8.22	3.06%
4	\$285.93	\$292.94	\$7.01	2.45%

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. The project will start the week of June 15 and the staging area will be placed at 14 Atwater.

Landscape Committee

The Board reviewed an update from the Landscape Committee.

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 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, June 18, 2026, with Executive Session at 5:30pm followed by General Session starting at approximately 6:00pm to be held via teleconference.



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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:** _____