



CRUMMACK HUSEBY

**EVERGREEN COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
THURSDAY, JUNE 18, 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 6:13 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: May 21, 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 May 2026, subject to audit.
 - b. Civil Code §5502 - Board will acknowledge any transfers/payment over \$10,000:

End of Consent Calendar

Painting Project Update & Revisions

The Board received an update on the painting project from EmpireWorks.

A motion was made by Tom Levitt, seconded by Dick Ackerman, and unanimously carried to approve the change

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order received from Empire Works to perform required repairs to the iron perimeter fence for the Evergreen Community, spanning from 22 Mineral King to 31 Roseville, to perform iron repairs in the amount of \$12,645.00, and paint the repaired iron in the amount of \$7,086.00, for a total proposal cost of \$ 19,731.00. The proposal will be funded from Reserve GL 3125 - Fencing, Railing & Walls.

Sidewalk Repair – 5 Mineral King

The Board reviewed the enclosed proposals from the following vendors for sidewalk repair to be funded from Reserves GL# 3400 - Streets & Drives and rendered the following motions:

Vendor	Cost	Scope	Motion
Concrete Hazard Solutions	\$450.00	Concrete Patching – break out and loose debris, clean and fill with polymer-based cement patch mix.	A motion was made by Tom Levitt, seconded by Russell Drouillard, and unanimously carried to approve the proposal in the amount of \$450.00.
Rose Paving LLC	\$4,500.00 (remove and replace) \$1,500.00 (patch)	Concrete Flatwork - Remove and Replace 49 SF 6.0" Concrete - Patch 2 SF Up to 2"	By unanimous consent of the Board, the proposal was denied.
Shields Building Service, Inc.	\$1,920.00	We will saw cut to remove 2 areas were patch attempts have failed in the past. See the photos attached (refer to the green boxed area) for the section of the concrete walkway - Up to 24 sf. Shields is pleased to furnish all labor, materials, licenses, insurances, workmanship and management necessary to perform the services outlined herein	By unanimous consent of the Board, the proposal was denied.

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 convene an additional General Session meeting to discuss all items and prepare attorney requests on July 18, 2026.



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Parking Enforcement

The Board discussed parking enforcement and directed that the item stay on the agenda.

Annual Election

The Board annual meeting will be held on August 6, 2026.

NEXT MEETING DATE

The next scheduled General Session meeting of the Board of Directors is scheduled for Thursday, July 16, 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: _____