CRUMMACK HUSEBY

EVERGREEN COMMUNITY ASSOCIATION
GENERAL SESSION MEETING MINUTES
THURSDAY, JULY 16, 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 Droullard, *President*
Tom Levitt, *Vice President, Secretary*
Bill Gomez, *Treasurer*

Directors Absent: Dick Ackerman, *Member at Large*
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 Droullard called the General Session of the Board of Directors to order at 6:18 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: June 18, 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 June 2026, subject to audit.
   b. Civil Code §5502 - Board will acknowledge any transfers/payment over $10,000:
   c. Review maturing CDs and financial advisor recommendations to ladder the portfolio by making the following investments:
      i. $75,000 36-month CD (4.10%) after the $50k CD matures on August 12
      ii. ~$102k plus your monthly contribution and interest to remain liquid in money markets

End of Consent Calendar

Painting Project Update & Revisions
The Board received an update on the painting project from EmpireWorks.

Landscape Proposals
A motion was made by Tom Levitt, seconded by Russell Droullard, and unanimously carried to ratify a proposal presented by Park West for the replacement of a stuck valve located on Hidden Valley in the amount of $1,092.74 to be funded out of Reserve GL 3160 - Landscaping & Irrigation.

A motion was made by Tom Levitt, seconded by Russell Droullard, and unanimously carried to ratify a proposal presented by Park West for install of forest floor mulch on common area planters in the amount of $1,700.00 to be funded out of Operating 6052 Landscape – Mulch.

Curb Painting Proposal
A motion was made by Tom Levitt, seconded by Russell Droullard, and unanimously carried to approve the proposal provided by Concept Paving Solutions Inc. for the following options in the total amount of $5,995.00 to be funded out of Reserve GL 3400 - Streets & Drives.

Option	
Re-stripe per existing layout and color scheme with (1) coat of traffic rated paint including the following: (755') Lineal feet of curb "OSHA Safety Red" in color with "FIRE LANE NO PARKING" white in color	$2,495.0
Sand blast approximately 510 lineal feet of red curb and clean area of all debris	$4,995.00
If both options are performed on the same mobilization	$5,995.00

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.

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, August 20, 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:** ____________________