

EVERGREEN COMMONS ASSOCIATION, INC.
4427 Park Green Ct., Sacramento, CA 95821-2213
www.evergreencommonshoa.org

MEETING OF THE BOARD OF DIRECTORS
THURSDAY, JANUARY 6, 2011 7:00PM
4401 PASADENA AVE

MINUTES

1. Call to order and establishment of quorum

Dick called the meeting to order at 7PM. A quorum was established with the following directors present.

John Altieri	Alexis Davidson	Marvin Potts	Dick Pryor
Fred Links	Curtis Wheeler		

2. Setting of adjournment time

Adopted to target adjournment at 7:45.

3. Open forum (Members present may *comment* on agenda items.)

None present

4. Approval of the December 2, 2010 minutes.

Approved.

5. Board Reports

a. Treasurer

Jeff was not able to attend. Dick reviewed Jeff's written report.

Statements were sent at the end of December. Members were offered the option of a \$20 discount to pay their entire 2011 assessment by January 15.

There are three lots that owing approximately \$1,000 or more. The pre-lien notifications have been made and liens will be filed on or about January 11.

We are probably going to ladder our long term savings in laddered CDs with Safe Credit Union.

Assets	11/30/10	12/31/10
Checking	2,250.69	1,331.16
Savings	30,104.68	30,116.19
Reserves for Replacement	60,410.06	60,572.66
Totals	92,765.43	92,020.01

Copies of agendas and minutes are available to Members from the ECA Secretary. Please call 979-0559 or email secretary@evergreencommonshoa.org. Documents are also available at the ECA web site. <http://www.evergreencommonshoa.org>.

b. Communications

Need material for newsletter by annual newsletter by Sunday, January 16. The ballot information to be ready to send out on January 18 (30 days prior to ballot tally).

c. Neighborhood Watch

Fred reported that there were three incidents in the last month. Two attempted burglaries at one residence on Pasadena; Someone tried one day to get in the front door, then tried the back (over the front fence). Vandalism on Terra Vista; paint splashed on walls.

d. Park/Pool

Concrete has been cut to explore for copper pipes. Once we figure that out we will be able to get a more accurate estimate for pool refurbish.

One of our young members will be doing some community service work in the park this week.

e. Social

John will be discussing the Fourth of July at the annual meeting. Making the point that we need more volunteers. Also, we are no longer allowing work at the 4th to count toward work day.

Fred will check with the Sheriff's department about getting a speaker for the annual meeting.

f. Architectural

To include ongoing issue of lot maintenance.

The deadline for painting and other needed repairs/maintenance on one of the lots in question was moved out to March 15 to paint.

The other lot is still non-compliant. A letter will be sent to the owner to take care of the front yard landscaping deficiencies by Jan 31.

There are a few other lots that need a little attention. Mostly minor work like fascia painting.

g. Nominations

There were two self nominations for Director candidates. Discussion was conducted the Membership standing and whether or not they were qualified. Claudette Ostrander was determined to be qualified to run under the provisions of the governing documents. Dick was going to review the other candidate with Samira as the Board felt there was a disqualifying issue.

6. Old Business

None

7. New Business

Election inspector(s): No action taken. Confirmed with Dick that Jeff Batozech was still planning to serve as the election inspector. Ballots collection prior to the annual meeting will be handled by our CPA to provide an acceptable place for ballots to be held until the tallying begins.

8. Member Comments

None

9. Set Time and Location of Next Meeting

February 3, 2011 7PM at John Altieri's

10. Adjournment

Adjourned at 7:57.

These minutes approved by the Board on February 3, 2011
Curtis Wheeler /s/ Secretary