

EVERGREEN COMMONS ASSOCIATION, INC
Board of Directors Meeting
Thursday, September 1, 2011
7:00PM
4427 Park Green Ct
MINUTES

1. **Call to order and establishment of quorum**
President Claudette called the meeting to order at 7:10 PM.
Present Board members: Claudette Ostrander, Curtis Wheeler, John Altieri, Alexis Davidson, and Marvin Potts.
Board Members Unable to Attend: Samira Al-Qazzaz, Fred Links
Community members attending: Richard Pryor, Marilyn Perrazo, Susan Schneider
2. **Setting of adjournment time**
It was moved, seconded and approved to adjourn at 8:00 p.m..
3. **Open forum**
Marilyn Perrazo relayed a request from Wes Green to spray an Evergreen Commons birch tree that is dripping onto his property, probably aphids. He had approached Perrazo because of Perazzo's previous role on the Board. Marvin Potts will arrange spraying.
4. **Approval of August 2011 minutes**
Approved and seconded
5. **Board Members Reports**
 - a. **Treasurer**
Cash balance at SAFE Credit Union as of 8/31/2011 - \$76,887.83

There were no large payments this month.

Currently there are 43 lots in arrears on assessments; 24 of those are for work day assessments for a total amount of \$8,780. 13 owners owe over \$120.

We are \$58.28 ahead of YTD budget projections.
 - b. **Communications**
Nothing to report.
 - c. **Neighborhood Watch**
Nothing to report.
 - d. **Park/Pool**
 - We will be able to replace some copper pipe without need to tear up cement.
 - Cracks appearing in basketball court are covered under the warranty.
 - Landscaping company going after crabgrass and broadleaf shrub we want eliminated.
 - Replacement handlebars for spring-riders cost \$80 plus hardware.
 - Adjusted frequency of garbage collection in pool area.

- e. **Social**
Ice cream social next Thursday. We could not get nonprofit rate from Leatherby's.
 - f. **Architectural**
One problem lot is maintaining and the other has shown a burst of energy. John shared he had good experience with Dunn-Edwards Permasheen Paint on the fascia boards. Those facing south get battered by the sun.
6. **Old Business**
- a. **Park and Pool Policy:** Claudette requested feedback on a draft letter reminding absentee homeowners of their responsibility towards their tenants' violations of ECA's policies.
 - b. **Electronic newsletter:** Each newsletter will feature a Board member bio to help homeowners become acquainted. Bios should be sent to Audrey.
7. **New business:** No new business
8. **Member Comments:**
Susan Schneider and Marilyn Perrazo wanted to clarify that Susan does not have a chicken despite past reported chicken sightings in her backyard. The Board responded that no chicken equals no problem as poultry would be in violation of CCRs as well as Sacramento County regulations.
9. **Set Time and Location of Next Meeting**
Thursday, October 6 at 7:00 pm at the pool, 4427 Park Green Ct.
10. **Adjournment**
Moved, seconded, and approved to adjourn at 8:00.

Minutes taken by Linda Hax as Assistant Secretary.

Minutes approved by the Board on October 6, 2011.
/s/ Curtis Wheeler, Treasurer.