

**EVERGREEN AT HAMILTON HOMEOWNERS ASSOCIATION**  
**Minutes of Association Meeting -Clubhouse & Zoom**  
**April 3, 2023**

Present:

Mike Lawlor, President  
Peter Cerra, Vice President  
Mary Chludzinski, Treasurer  
Faye Arnett, Secretary  
Saundra King, Trustee  
Peter Boughton, Trustee  
Anthony P Reres, Trustee  
Donna Styles, EPM

Michael Lawlor called the meeting to order at 7:00 pm and reminded the volunteers about the luncheon on April 21.

**New Homeowner** -Anna Bafaloukos of 173 Meadowlark drive was welcomed.

**Approval of Minutes**

Saundra made a motion to approve the minutes of the March 6, 2023 Association Meeting as presented. Peter Boughton seconded the motion, the board polled and all were in favor. **Motion passed 6/0/1**

**Financial**

Mary reported as of February 28, 2023:

Income	\$82,190
Expenses	\$46,218
Income over Expenses	\$35,972

**Annual Audit December 31, 2022-** Mary C made a motion to accept the December 31, 2022 draft audit as prepared by Feldman and Company. The motion was seconded and the board was polled; all were in favor. The Surplus Resolution that states any excess revenue over expenses in the operating, working capital and deferred maintenance funds, as of December 31, 2022 shall be applied against the subsequent tax year assessments, in accordance with IRS Revenue Ruling 70-604 was also adopted. **Motion passed 6/0/1**

**New Business-Greenhouse Work**

Peter made a motion to accept a proposal from LMS (association's landscape co.) to remove all the shrubs in front of the greenhouse and lower the grade. They will also remove grass in the growing area and install (1) ton of stone. Rototilling of the growing area will be done at no charge. The cost is \$800 plus tax. Faye Arnett seconded the motion; the board was polled and all approved. **Motion passed 6/0/1**

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#### **On-Solve- One Call Service**

Faye Arnett made a motion to renew the annual contract with On-Solve to provide unlimited robo call service. The cost for all 418 homes is \$1516.92 Sandra seconded the motion; the board was polled and all were in favor. **Motion passed 6/0/1**

#### **Pool Drain Covers**

A motion was made to replace the VGB Act drain covers in the pool. There are two and it is mandated that they get replaced every 10 years. The cost is \$902.96 (tax included). Tony seconded the motion; the board was polled and all were in favor. **Motion passed 6/0/1**

#### **Community Input**

Gary Ryan had some questions about the On Solve- robo call service. Mike said he could have a copy of the billing contract after the meeting. Gary suggested doing more calls for social events to help increase participation.

Joanne May complained about the pool ladies shower room. She thinks it could be cleaner.

An unidentified homeowner would like the meeting agenda posted online before the meeting.

#### **Committees**

Carol Augustyn spoke for the Active Adults Club. She stated that the next luncheon meeting will be April 20 and a Hamilton historian will give a talk. As always, Carol is looking for Bingo players and helpers.

Recreation- Bev Wyers announced that the committee will sponsor a lady's paint party on Sunday afternoon, April 23, for \$35 per person. A picnic on June 11, is planned. The cost is \$20 rain or shine. A dance party is being organized for August 5, and Lou Costa will provide the music. A community yard sale is slated for October 7.

Pool- Charlie Frank informed us that there had been 246 visits to the pool in March.

Garden- John Arnett announced that anyone wanting a growing plot must email him by April 22.

There being no further business, the meeting was adjourned.

Respectfully submitted by \_\_\_\_\_  
Donna J Styles, Executive Property Management