

EVERGREEN AT HAMILTON HOMEOWNERS ASSOCIATION
Minutes of Association Meeting – In person & Zoom
August 1, 2022

Present:

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

Mike called the meeting to order at 7:00 pm. The Pledge of Allegiance was recited.

Mike made an announcement regarding some random person dumping unwanted clothes in the clubhouse parking lot. He asked for people to keep an eye out for this.

Approval of Minutes

Peter Cerra made a motion to approve the minutes of the June 30, 2022 Association Meeting. Peter Boughton seconded the motion; the board was polled and all approved. **Motion passed 6/0/1**

Financial

Mary reported that for June 30, 2022:

Income	\$80,600
Expenses	\$74,670
Income over expenses	\$ 5,930

Landscape Proposals

Gary Ryan made a motion to accept a proposal from LMS to remove 16 dead and unhealthy trees and to grind 17 stumps. The cost is \$8,850 plus tax. Anthony seconded the motion; the board was polled and all were in favor. **Motion passed 6/0/1**

Gary made another motion to accept LMS's proposal to remove the Juniper shrubs on the center island at Clubhouse Drive for a cost of \$675 plus tax. The motion was seconded; the board polled and all were in favor. **Motion passed 6/0/1**

Reserve Study Update

Mary made a motion to accept a proposal from Kipcon Engineers to perform a reserve study update for \$3,000 (three thousand). Peter Boughton seconded the motion; the board was polled and all were in favor. **Motion passed 6/0/1**

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Clubs and Committees

Active Adults-Carol Augustyn announced that the next luncheon is scheduled for Thursday, September 15 at noon. She invited all to come out and play Bingo every Tuesday night.

Social- Beverly Wyers stated that 145 attended the June picnic. A Harvest Party is set for October 15 and there will be a hot buffet. December 10 will be the Holiday Party.

Travel- Emily Sciarrotta announced the committee's first trip of the year to the Buck's County Playhouse to see Evita. She is also checking out trips to Hunterdon Hills Playhouse and Atlantic City.

Pool- Charlie Frank declared that there had been 407 visits to the pool in July.

Community Input

There were questions about irrigation on Swallow Drive and Meadowlark Dr. Homeowners also wanted to know about tree removal.

John Arnett thanked Melissa Demko for planting flowers at the garden area.

Mindy Rosenthal asked the board to extend the hours at the pool for children.

The next Association Meeting will be on Monday, September 12 at 7:00 pm.

There being no further business, the meeting was adjourned.

Respectfully submitted by _____
Donna J Styles, Executive Property Management