

EVERGREEN AT HAMILTON HOMEOWNERS ASSOCIATION
Minutes of Association Meeting
December 5, 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 7:15 pm.

Announcements

Mike spoke about the community snow removal process. He reminded everyone about moving cars off the main roads for plowing.

Approval of Minutes

Faye made a motion to approve the minutes of the November 7, 2022 Association Meeting. Gary Ryan seconded the motion; the board was polled and all approved. **Motion passed 6/0/1**

Financial

Mary reported that for October 31, 2022:

Income	\$ 82,668
Expenses	\$100,373
Expenses over income	\$ 17,705

Mary listed the Long-Term Reserve spending for 2022 as follows:

- Replace and paint clubhouse doors
- Repair sprinkler water meter connection
- Repair roadway sink hole
- Replace pool water heater
- Rebuild tennis court
- Install tankless shower water heater (pool locker room)
- Replace 81 concrete common sidewalk slabs

Deferred Maintenance:

- Sealcoat all driveways
- Paint shower/locker rooms

Social

Beverly Wyers stated that 107 had bought tickets for the Winter Wonderland Party for December 10.

Active Adults

Carol announced that the next luncheon meeting would be on Thursday, December 15 and Gary Ryan would be entertaining. Bingo is cancelled for the last two weeks in December.

Pool

Charlie Frank reported that there had been 364 visits to the pool in November.

There wasn't any Community Input.

There being no further business, the meeting was adjourned.

Respectfully submitted by _____
Donna J Styles, Executive Property Management