

**EVERGREEN AT HAMILTON HOMEOWNERS ASSOCIATION**  
**Minutes of Association Meeting**  
**November 6, 2023 7:00 pm**  
**Clubhouse and Zoom**

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. The Pledge of Allegiance was recited.

**Announcements**

Mike said that the winter pool hours would begin- 6:00 am to 8:00 pm. Underage guests noon until 5:00 pm.

Mike also alerted the members that roof-top dryer vents have recently been installed with new roofs and a screen on the vent clogs with lint and blocks air flow from the vent. Clothes dryers cannot work efficiently with the blocked roof vent.

**Technocality**

Peter Cerra spoke about the new clubhouse key fob, access system and security cameras. He announced that on November 16,17 and 18 the new fobs would be available for pick-up at the clubhouse. He expects the system to “go live” on Monday or Tuesday November 20 or 21.

**Meet the Candidates**

Mary C, Peter Boughton, Joanne May and Tony Reres each had a few minutes to introduce themselves and speak about why they wanted to be board members.

**Approval of Minutes**

Peter Boughton made a motion to approve the minutes of the October 2, 2023 Association Meeting. Tony Reres seconded the motion; the board was polled and all were in favor.

**Motion passed 6/0/1**

**Financial**

Mary reported that as of September 30, 2023:

Income	\$ 80,225
Expenses	\$ 100,612
Expenses over income	\$ 20,387

Mary asked if there were any questions regarding the 2024 Budget that was handed out.

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**Walkway Railing**

Peter Boughton made a motion to accept a proposal from Lowery Welding to install three segments of hand railing on the stairs behind the pool for \$1,759.31. Tony Reres seconded the motion; the board was polled and all were in favor. **Motion passed 6/0/1**

**Greenhouse/Garden Rules and Regulations**

Peter Cerra made a motion to accept the updated Rules and Regulations for the greenhouse and garden area. Sandra seconded the motion; the board was polled and all were in favor. **Motion passed 6/0/1**

**Pool TLP**

Faye made a motion to accept a proposal from TLP Climate Control to replace a defective OEM controller that regulates the Desert Aire system in the pool building. The cost of the parts and labor is \$3,391 plus tax. Tony Reres seconded the motion; the board was polled and all were in favor. **Motion passed 6/0/1**

**Committees**

**Social** -Beverly Wyers announced that the **Holiday Party** is set for December 9 at 6:00. Lou Costa will be entertaining and Chiarellos will cater the food. The price per person is \$36.00. Tickets are on sale every Thursday evening until December 1 and prior to Bingo. Beverly asked for suggestions for 2024 events, they can be emailed to her.

**Active Adults** – Carol announced that the Active Adult luncheon will be Thursday, November 16 and nominations for the Active Adults Board will be accepted at that meeting. Bingo has been doing well every Tuesday night at 7:00 pm.

**Pool**- Charlie Frank informed us that there had been 397 visits to the pool in October; and winter pool hours are in effect.

There wasn't any Community Input and the next meeting will be on Monday, December 4, 2023.

There being no further business, the meeting was adjourned.

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