

**EVERGREEN AT HAMILTON HOMEOWNERS ASSOCIATION**  
**Minutes of Association Meeting**  
**February 3, 2020**

Present:

Mike Lawlor, President,  
Peter Cerra, Vice President  
Mary Chludzinski, Treasurer  
Saundra King, Secretary  
Marty Miller, Trustee  
Faye Arnett, Trustee  
John Peraino, Trustee  
Donna Styles, EPM

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

**New Homeowners**

Illuminada Torres of 151 Meadowlark Dr. was welcomed.

**Approval of Minutes**

John made a motion to approve the minutes of the January 6, 2020 Association Meeting as presented. Faye seconded the motion, and all were in favor. **Motion passed 6/0/1**

**Financial**

Mary reported that as of December 31, 2019:

Income	\$84,089
Expenses	\$77,251
Expenses over Income	\$ 6,838

Mary noted that there was a \$56,000 surplus for 2019.

**Road Repaving Project**

Peter spoke about Falcon and Kipcon's proposals to provide specifications and oversee the paving project. He answered many questions and offered a lot of information.

He made a motion to accept Falcon's proposal consisting of three phases – Phase 1- creating the specifications \$9550, Phase 2- facilitating the bidding process \$1,850 and Phase 3-overseeing the actual work, 6% to 8% of the cost of the job. Mary seconded the motion the board was polled, and all were in favor. **Motion passed 6/0/1**

**Empire Fitness**

Saundra made a motion to accept a proposal to make repairs on some of the exercise equipment in the clubhouse. The total cost with tax is \$848.84 John seconded the motion, the board was polled, and all were in favor. **Motion passed 6/0/1**

**February 3, 2020 Association Meeting Minutes**  
**Page 2**

**Architectural Committee**

Evelyn DeRitis was appointed to fill a vacancy on the committee.

**Committees**

**Active Adults**

Carol reported that on February 20, there will be a singing DJ and for March 19, Jackie Grey will sing.

As always, Carol invites everyone to come out and play Bingo.

**Social**

Beverly Weyers announced that on March 28 they will be hosting an Italian Night, June 7 a Ladies Get Together, September 19 an Evergreen Picnic and December 12 the Holiday Party.

**Pool**

Charlie Frank noted that there were 244 visits to the pool in January 2020- up 16% from the previous month.

**Garden and Greenhouse**

John Arnett announced that there will be an Open House on April 16. He will be accepting requests for garden plots soon.

**Community Input**

Homeowners asked about rehabbing the bocce courts and purchasing insurance for homeowner's water lines.

The next homeowners meeting will be on March 2, 2020 at 7:00 pm.

There being no further business the meeting was adjourned.

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

