

**EVERGREEN AT HAMILTON HOMEOWNERS ASSOCIATION**  
**Minutes of Association Meeting - Zoom**  
**January 4, 2021**

Present:

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

Michael Lawlor called the meeting to order at 7:00 pm

**Zoom Webinar**

Peter explained how the webinar works. He advised participants that they were muted but that questions could be submitted at the end of the business.

**Board Reorganization**

Mike informed everyone that the board executive officers for the next year were as follows:

Mike Lawlor	President
Peter Cerra	Vice President
Mary C.	Treasurer
Saundra King	Secretary

**Board Liaisons**

The following board liaisons were announced:

Appeals	Saundra King
Architectural	Martin Miller
Communication, Newsletter & Website	Peter Cerra
Irrigation and Pool	Mike Lawlor
Landscape	John Peraino
Snow	Gary Ryan and backup Mary C
Social & Travel	Mary Chludzinski
Welcome	Saundra King

**Announcements**

Mike spoke about payment coupons for those who pay their maintenance fees by check and he reminded all to pick up after their dogs. He also noted that the Architectural and Appeals Committees were in need of volunteers.

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**Approval of Minutes**

Marty made a motion to approve the minutes of the December 16, 2020 Zoom Meeting as presented. Sandra seconded the motion and all were in favor. **Motion passed 5/0/2**

**Financial**

Mary reported as of November 30, 2020:

Income	\$920,350
Expenses	\$826,084
Income over Expenses	\$ 94,266

**Annual Audit of Financial Statements- year ending December 31, 2020**

Mary made a motion to accept a proposal from Feldman Sablosky Massoni & Company accounting firm to perform the annual audit for the association's financial statements. They will also prepare the association's federal tax return. The cost is \$3,250. Peter seconded the motion; the board was polled and all were in favor. **Motion passed 6/0/1**

**Pool Contract- reduced services**

A motion was made to accept a proposal from American Pool for a 1-year contract to provide maintenance for the pool systems. The annual cost for three days per week (Mon, Wed & Sat.) is \$16,600 plus tax. John seconded the motion; the board was polled and all were in favor.

**Motion passed 6/0/1**

Questions regarding the reasons for keeping the pool running were answered.

There being no further business the meeting was adjourned.

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