

EVERGREEN AT HAMILTON HOMEOWNERS ASSOCIATION
Minutes of Association Meeting In-person and Zoom
June 6, 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.

He spoke about the monthly assessment fees. Mike noted that in four months an additional \$37,000 was spent on the pool.

Approval of Minutes

Peter Boughton made a motion to approve the minutes of the May 2, 2022 Association Meeting. Anthony seconded the motion; the board was polled and all approved. **Motion passed 6/0/1**

Financial

Mary reported that for April 30, 2022:

Income	\$82,766
Expenses	\$75,071
Income over expenses	\$ 7,695

Pool Contract

Faye made a motion to accept a pool management contract from Candlewood Management Services from May 2022 to May 2023 to operate the pool. The cost is \$43,200 annually plus tax. The motion was seconded and all were in favor. **Motion passed 6/0/1**

Clubhouse Air-conditioners

Peter made a motion to accept a contract from Indoor Air Technology to replace four (4) air conditioners/heaters in the clubhouse for \$66,101. There are a total of ten (10) units. Mary seconded the motion; the board was polled and five approved and two members abstained. **Motion passed 5/0/2**

Committees and Clubs

Active Adults- Carol invited all to the next luncheon meeting on June 16. She noted that a speaker from Capitol Health would be there as well as live music. She noted that Bingo is still happening every Tuesday night, but luncheons will not be held in July and August.

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Social

Eileen Vannozzi spoke about the Welcome Back Picnic that the committee was planning and reminded all to secure a ticket if they wanted to attend.

Pool

Charlie Frank noted that there had been 233 visits to the pool in May.

Bocce

Emily invited all to come out to play Bocce every Tuesday and Thursday morning.

Community Input

There were questions about the sprinklers and lawn treatments.

Homeowner at 20 Hummingbird asked that a tree be planted on the common area berm behind her home.

Lynn from 10 Nightingale insisted that the tree in front of the property was dead and asked that it be cut down.

Mike said there would not be an Association Meeting in July.

There being no further business, the meeting was adjourned.

Respectfully submitted by _____
Donna J Styles, Executive Property Management