

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

Present:

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

Mike called the meeting to order at 7:00 pm.

Mike announced that there are four open seats on the Board of Trustees. He stated that on Monday, October 11 candidate resume forms would be available in the clubhouse for anyone wanting to run for an open seat. The completed forms must be returned to the office by 4:30 pm on October 27.

Approval of Minutes

John made a motion to approve the minutes of the September 13, 2021 Association Zoom meeting. Saundra seconded the motion; the board was polled and all approved. **Motion passed 5/0/1**

Financial

Mary reported that as of August 31, 2021:

Income	\$ 80,806
Expenses	\$ 124,847
Expenses over Income	\$ 44,242

Sprinkler repairs totaled almost \$29,000.

Budget Approval

Mary spoke about the 2022 Budget. She also talked about Long-Term Reserve spending and Deferred Maintenance. She mentioned that driveway sealcoating, clubhouse doors, sidewalk concrete repairs and pool furniture are all on the schedules for next year.

Mary made a motion to accept the 2022 Budget of \$1,760,393. Saundra seconded the motion; the board was polled and all approved. **Motion passed 5/0/1**

Pool

Mike spoke about the new tile in the showers and waiting for light fixtures and the shower heads to be reinstalled. He also noted that a letter of termination was mailed to American Pools, the current pool company that has done very little to get the pool open.

Association Meeting October 4, 2021

Page 2

Pool Contract

Peter made a motion to approve a six-month contract with Candlewood Management Service to service the pool. Annually the cost is \$22,650. John seconded the motion; the board was polled and all were in favor. **Motion passed 5/0/1**

Pool Cat Controller

Peter made a motion to accept a quote from Candlewood Management Services to install a Cat 5500 Controller – an electronic device that monitors water quality and can report to several locations via Wi-Fi. John seconded the motion; the board was polled and all were in favor. **Motion passed 5/0/1**

Saline C 6.0

Peter then made a motion to accept a proposal from Candlewood to install a Saline C 6.0 chlorine generator, adequate for the size of the pool. The motion was seconded; the board was polled and all approved. **Motion passed 5/0/1**

Filter Sand

Peter made a final motion to accept a quote from Candlewood to replace the sand in the pool filter. The cost is \$827 and mostly labor. John seconded the motion; the board was polled and all were in favor. **Motion passed 5/0/1**

The next meeting will be on Monday, November 1, 2021

There being no further business the meeting was adjourned.

Respectfully submitted _____
Donna J Styles, Executive Property Management