

**EVERGREEN AT HAMILTON HOMEOWNERS ASSOCIATION**  
**Minutes of Association Meeting - Zoom and In person**  
**October 3, 2022**

Present:

Mike Lawlor, President  
Peter Cerra, Vice President  
Faye Arnett, Secretary  
Mary Chludzinski, Treasurer  
Gary Ryan, absent  
Peter Boughton, Trustee  
Anthony Reres, absent  
Donna Styles, EPM

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

Mike announced that three (3) board seats are up for election and spoke about the process.

Mike said that pool hours will be 6:00 am to 8:00 pm starting October 10.

Peter explained the email-outreach initiative. He noted that postcards will be sent to all homeowners who have not submitted an email address.

**Approval of Minutes**

Peter Boughton made a motion to approve the minutes of the September 12, 2022 Association Meeting. Faye Arnett seconded the motion; the board was polled and all approved

**Motion passed 5/0/0**

**Financial**

Mary reported that for August 31, 2022:

|                      |          |
|----------------------|----------|
| Income               | \$84,004 |
| Expenses             | \$92,026 |
| Expenses over income | \$ 8,023 |

**2023 Association Budget**

Mary spoke about next year's budget. She noted that by using surplus funds the monthly fee can remain at \$190 for another year. She offered to speak to anyone who had questions about the budget or finances.

Mary made a motion to adopt the 2023 Budget of \$1,086,236. Peter Boughton seconded the motion and the board was polled. All were in favor. **Motion passed 5/0/0**

**Painting**

Painting is due to start the week of October 3, weather permitting.

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**Active Adults**

Carol announced that the luncheon would be held on Thursday, October 20 at noon. A local chiropractor will speak on health. Sandwiches will be served. Come out and play Bingo.

**Social Committee**

Beverly spoke about the Harvest Party on October 15 and how to get tickets. She also noted that a holiday party is planned for December 10. She stated that outside guest would be permitted.

**Pool**

Charlie Frank announced that there were 373 visits to the pool in September. Winter pool hours would go into effect later in the week. It was also announced that children's pool hours remain the same, noon until 5:00 pm every day.

**Garden and Greenhouse**

John Arnett asked anyone wanting space in the greenhouse to email him.

**Community Input**

No input.

Next meeting – Monday November 7, 2022

There being no further business, the meeting was adjourned at 7:25 pm.

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