

Evanston Estates HOA — Meeting Minutes

Date: Thursday, October 9th, 2025

Time: 7:15 PM (Mountain)

Location: Zoom

1) Call to Order

- Meeting called to order at **7:15 PM**.
- Account Balance
- Wells Fargo
- Business Checking \$47,179.44
- Business Platinum Savings \$20,010.02

2) Roll Call / Attendees

- **Directors Present:** Aminda Whitten, Erica Hansen, Diva Castaneda
- **Directors Absent:** Delia Hansen
- **Owners Present:** None

3) Agenda & Prior Minutes

- Agenda for October 9th, 2025: Approved as presented.
- Minutes of prior meeting Reviewed

4) Reports & Discussions

A. Document Access

- Reviewed email from unit 42 owner regarding proposal of payment plan.
- **Action:** Responded to an email advising the owner of a new management company handling HOA accounts. Will replay with a follow up approval/denial post management company's decision.

- Irrigation: Jacob with Shadow Maintenance winterized community sprinklers. Invoice to be submitted to HOA for payment.
- Last week an email was sent to the owner of building 11 advising him of the roofing company's scheduled date for roof replacement of 10/6/25. However, due to shipping and supplies the date has been moved to 10/13/25.
- **Action:** Follow up email was sent to Mr. Mooney advising of the change.

B. Compliance / Community Standards

- HOA continues to monitor parking violations and warnings

C. Management Company

- Request meeting with management company as well as a property walk through.
- **Action:** Erica will contact the management company for possible meeting dates and times.

D. Community Event Proposal

- Proposed a "Fall Clean-Up" large dumpster day.
- **Action:** Diva will call vendors for pricing and set dates. An informative letter will be sent to all owners when dates/times are scheduled.

5) New Business

- Set up a meeting with the management company, set a schedule for HOA transition.
- Acquire new payment address.
- Draft letter informing owners of new management company including new payment address.

6) Motions Recap

1. No motions require a vote today

7) Action Items

- Erica: Upload CCR's to HOA website.
- Erica Set board meeting with management company
- Diva: Obtain pricing for dumpster rental and schedule date.
- Pay Shadow Maintenance invoice upon arrival

Adjournment: Meeting adjourned at **8:15 PM**.

Next Meeting: Thursday, November 20, 2025 at 7:15 PM (Mountain)