

## **Evanston Estates Homeowners Association Board Meeting Minutes**

**Date:** January 15, 2026

**Time:** 7:30 PM – 9:00 PM

**Location:** Zoom

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### **Call to Order**

The meeting was called to order at 7:30 PM.

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### **Roll Call**

**Board Members Present:** Aminda Whitten, Erica Hansen, Diva Bermudez

- Board members attended via Zoom.

**Board Members Absent:** Delia Hansen

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### **Approval of Prior Minutes**

The Board reviewed the December 16, 2025 meeting minutes.

A motion was made to approve the minutes as presented.

**Motion:** Aminda Whitten

**Second:** Erica Hansen

**Vote:** Unanimous approval

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### **Financial Report**

The Board reviewed the current financial status of the Association:

- **Wells Fargo Checking Account Balance:** \$10,000.24
- **Savings Account Balance:** \$20,010.53
- **Transferred to new bank account with Utahoa on 12/30/25:** \$18,172.30
- **First Citizens Loan Payment:** \$1,262.55 per month

The Board discussed leaving the remaining balance in Wells Fargo account until all HOA bills have been confirmed and transferred to Utahoa management bank account.

The Board discussed ongoing operating expenses and emphasized the importance of timely dues collection to maintain financial stability.

A motion was made to approve the financial report.

**Motion:** Diva Bermudez

**Second:** Erica Hansen

**Vote:** Unanimous approval

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## **Maintenance & Projects**

- The Board reviewed snow removal operations and confirmed services are being completed as needed.
  - Ice melt supplies were discussed, and additional inventory will be purchased to ensure adequate coverage for winter conditions.
  - The Board discussed ongoing needs for repairs to porches and railings. Bids from contractors, including Vega Construction, are still under review. Need confirmation of accurate address with bid.
  - Awaiting additional bids from Park City Handyman
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## **Management Company**

- The Board discussed continued coordination with Utah HOA Management.
  - Owners were reminded to utilize the homeowner portal for payments and account access.
  - Meeting with Utahoa at the Evanston Estates Property for a walk through scheduled 1/16/2026
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## **Old Business**

- Reimbursement for previously submitted HOA-related expenses (ice melt purchase) was confirmed and will be processed.
  - The Board confirmed that meeting minutes continue to be posted on the HOA website for owner access.
  - Insurance policy review remains in progress, specifically regarding legal and attorney coverage.
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## **New Business**

- The Board discussed planning for the upcoming Annual Meeting scheduled for April 20, 2026.
  - Board member positions and upcoming elections were briefly reviewed.
  - Discussion began regarding the Spring Cleanup event, including dumpster rental options and scheduling for June 2026.
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## **Owner Concerns**

Request to remove unauthorized/unregistered vehicles

Request for HOA records

Complaint regarding dog feces next to unit 931

ACC Request for fence at 145 Incline Dr. Awaiting ACC response.

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## **Adjournment**

A motion was made to adjourn the meeting at 9:00 PM.

**Motion:** Erica Hansen

**Second:** Diva Bermudez

**Vote:** Unanimous approval

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**Next Meeting:** February 19th 2026