

Evanston Estates Homeowners Association

Board Meeting Minutes

Date: December 16, 2025
Time: 7:30 PM – 9:00 PM
Location: Zoom

Call to Order

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

Roll Call

Board Members Present: Aminda Whitten, Delia Hansen, Diva Bermudez (via Zoom)

Board Members Absent: Erica Hansen

Financial Report

The Board reviewed the current financial status of the Association:

- Checking Account Balance: \$29,434.85
- Savings Account Balance: \$20,010.36
- First Citizens Loan Payment: \$1,262.55 per month

Old Business

Diva personally purchased ice melt for HOA use and submitted a receipt requesting reimbursement. The Board acknowledged the request and will process reimbursement upon receipt verification.

Owner of Unit 120 requested access to the previous meeting minutes. The Board confirmed that prior meeting minutes are posted on the Evanston Estates HOA website for owner access.

A question was raised regarding the Nationwide insurance policy, specifically related to attorney coverage. The Board agreed to review the policy to confirm coverage details.

New Business

The Board reviewed delinquent accounts and, following discussion, agreed to consult with legal counsel regarding collection procedures, including potential lien placement, in accordance with the Association's governing documents and applicable state law.

The Board reached out to Vega Construction for bids to repair or replace entryway railings and front porch decks. The Board is awaiting receipt of bids.

Park City Handyman Services was also requested to submit a bid for railing replacements.

The Board discussed holding a Spring Cleanup Day in May. Diva will obtain pricing for dumpsters and report back.

Next Meeting

Date: January 15, 2026

Time: 7:30 PM

Location: Zoom

The Zoom link will be available on the Evanston Estates HOA website.

Adjournment

The meeting was adjourned at 9:00 PM.