

Evanston Estates Homeowners Association Board Meeting Minutes

Date: March 19, 2026

Time: 7:30 PM – 9:30 PM

Location: Zoom

Call to Order

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

Roll Call

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

Board Members Absent: Delia Hansen

Owners Present: None

Approval of Agenda & Prior Minutes

The agenda for the March meeting was reviewed and approved.

The minutes from the February 19, 2026 Board Meeting were reviewed and approved.

Treasurer's Report

The Board reviewed the current financial status of the Association:

- Wells Fargo Checking Account Balance: \$8,737.84
 - Wells Fargo Savings Account Balance: \$20,010.85
 - Western Alliance Balance: \$29,544.63
 - First Citizens Loan Payment: \$1,262.55 per month
 - Continued review of operating costs through the AppFolio Portal
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Maintenance & Projects

- Snow removal services were reviewed for the season; overall performance was satisfactory with minor areas for improvement noted.
 - Preparations for spring maintenance are underway, including scheduling sprinkler system activation and confirming lawn care contracts.
 - The Board discussed bids for landscaping services, including follow-up with B.S.P. LLC.
 - Priority repairs for front porch railings were revisited, with plans to move forward on the most urgent units.
 - Continued discussion regarding hiring an on-site maintenance worker; Board will explore cost analysis and scope of responsibilities.
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Management Company Update

- Utah HOA Management continues to support account management and owner communications.
 - Follow-up requests to ensure all owners have access to the AppFolio portal.
 - Management company to assist with preparation and notices for the upcoming Annual Meeting.
 - Confirmed all bills are now coming out of the Western Alliance Bank, Plan to close Wells Fargo accounts and transfer all remaining funds to Western Alliance.
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Old Business

- Insurance policy review remains ongoing, with focus on legal coverage and premium increases. Special assessment for insurance ends May 2026
 - Planning for Spring Community Cleanup Day continues; dumpster rental options are being finalized with the date of June 12-14th. Include details in HOA newsletter to owners.
 - Aminda followed-up on City water billing inquiry, City charges a minimum fee if water is not shut off in the fall for winter. A physical phone call is necessary to shut the water off. There is a \$20.00 per spout to turn the water back on in the spring. Will talk with the management company to make sure the water gets shut off in the fall from now on.
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New Business

- Final preparations discussed for the Annual Meeting scheduled for April 20, 2026, including election logistics and Board position openings.
- Asked the management company to send out the HOA board voting ballot and zoom link to the annual meeting.
- Reminder that the approved 10% dues increase will go into effect April 1, 2026.

- Discussion regarding the upcoming insurance premium expiration (May 1, 2026) and continued evaluation of funding options, including special assessment adjustments or owner vote for dues increase.
 - Reinforced homeowner responsibilities regarding property maintenance, snow removal, and pet waste compliance as seasonal transition approaches.
 - Bylaws state that in 2026 a 75% vote from owners is necessary to alter the Bylaws. Board Plans to contact owners via phone or in person to discuss the changes they would consider and support implementation.
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Owner Comments

Email from unit 149 Railing concerns - responded with an email advising owner that the board is in the process of obtaining bids for railing replacements.

Adjournment

The meeting was adjourned at 9:30 PM.

Next Meeting

The next Board Meeting is scheduled for April 20, 2026 at 7:00 PM (Annual Meeting).