

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

**Date:** February 19, 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 Absent:** Delia Hansen

**Owners Present:** Patrick Mooney

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## **Approval of Agenda & Prior Minutes**

The agenda for the February meeting was reviewed and approved.

The minutes from the January 15, 2026 Board Meeting were reviewed and approved.

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## **Treasurer's Report**

The Board reviewed the current financial status of the Association:

- **Wells Fargo Checking Account Balance:** \$8,737.77
  - **Wells Fargo Savings Account Balance:** \$20,010.70
  - **First Citizens Loan Payment:** \$1,262.55 per month
  - **Western Alliance Balance** \$25,407.99
  - Reviewed operating costs as listed in AppFolio Portal
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## Maintenance & Projects

- Snow removal services continue to be monitored for efficiency and cost-effectiveness.
  - Discussion regarding upcoming spring maintenance projects, including lawn care contracts and sprinkler system activation.
  - Request B.S.P. LLC (Carlose) bid to maintain landscaping.307-677-4577
  - The Board reviewed the need for repairs to several front porch railings and discussed the highest priority and reviewed budget.
  - Discussed possibility of hiring an on site maintenance man for daily maintenance and repairs.
  - Snow removal was completed along sidewalks and a bill will be submitted to Utahoa.
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## Management Company Update

- Utah HOA Management continues to assist with owner account management and payment processing.
  - Owners are encouraged to utilize the online portal for payments and maintenance requests.
  - Request Management company to send another reminder and access to Appfolio to all owners.
  - Met with Utahoa Management company on site to complete a walk through of property on 1/16/26
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## Old Business

- Follow-up on reimbursement submitted by Diva Bermutez for HOA-purchased ice melt. Documentation was reviewed and reimbursement approved.
  - Continued review of the Association's insurance policy, specifically regarding legal coverage.
  - Planning for **Spring Community Cleanup Day** in June; dumpster rental options to be researched and scheduled.
  - ACC Approved fence for the back of 145 Incline
  - Dog feces were not found next to unit 931 during property walk through on 1/16/26
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## New Business

- Discussion regarding upcoming **Annual Meeting scheduled for April 20, 2026**, including Board positions open for election.

- Reminder to homeowners regarding responsibilities for snow removal on personal walkways and proper pet waste disposal.
- Special Assessment in place for insurance premium coverage expiration date May 1st 2026. Discussed options to cover insurance premium. 1)extend the special assessment increasing the amount to cover the increased insurance premium. 2)Gain owner approval 75% vote to increase monthly dues to cover insurance premium.
- Vote called to Increase Dues the allowed 10% per year. Approved by unanimous vote. The increase will be implemented April 1st.

**Motion:** Aminda Whitten

**Second:** Erica Hansen, Diva Bermudez

**Vote:** Unanimous approval

- Title company request access to HOA info - refer to website [evanstonestateshoa.com](http://evanstonestateshoa.com)
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### **Owner Comments**

- Question regarding city water bills and charges. Aminda will contact the City for clarification of charges.
  - Has recommendations to hire onsite maintenance employee.
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### **Adjournment**

The meeting was adjourned at 9:15 PM.

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### **Next Meeting**

The next Board Meeting is scheduled for **March 19, 2026 at 7:30 PM via Zoom.**