

EVANSTON ESTATES OWNERS ASSOCIATION
MONTHLY BOARD MEETING
IN PERSON & VIA ZOOM VIDEO CONFERENCE

August, 07th 2025

MINUTES

Account Balance

Wells Fargo

Business Checking \$54,601.67

Business Platinum Savings \$20,009.69

Loan: How much is owed on the HOA Siding loan?

In Attendance: Aminda Whitten, Erica Hansen, Diva Bermudez, Sharrese Allred, and Delia Hansen
Diva Bermudez called the meeting to order at 7:00 pm

I. Approval of Agenda

The agenda for the meeting was distributed and unanimously approved.

II. Review of Previous Minutes

The minutes of the previous meeting were reviewed and unanimously approved.

III. Consideration of Open Issues

1. Ross Roofing sent some estimates for roof replacements. Still need an estimate for building 11. An email was sent to Ross Roofing requesting the bid for this building. the board would like to get the replacement scheduled asap if the bid comes in at an acceptable price. An emergency meeting will be called for a vote as soon as the bid is received.
 - a) An email was sent to Patrick Mooney requesting communication regarding his previous email, stating he wishes to repair the roof himself at the HOA's expense.
 - b) Patrick Mooney has not offered communication regarding the roof replacement. Ross Roofing is awaiting the go-ahead to add his unit to their schedule. Another email was sent to Mooney today requesting communication. The board can't proceed without knowing if he has hired a roofing company.

2. Board received an email from unit owner Erika Calchera concerning her account balance. We sent Whitney an email asking for a document showing the monthly and special assessment charges, along with Erika's past payments. Erika also mentioned concern about the legality of assessing late fee assessments of 12% per annum. This percentage was obtained directly from the Evanston Estates BYLAWS.
3. Complaint about an aggressive dog on long chain left unattended outside. Board members have witnessed this dog's unacceptable behavior. Board send a warning email to owner unit 43. Any future incident where the dog is left unattended and chained outside will result in a 25.00 fine.
 - a) Unit owner's email and phone number are out of order. HOA needs updated contact information. Aminda attempted texting, emailing, and sent a message to his Facebook Account requesting updated info with no response from the owner. Whitney will send a letter via mail requesting updated info.
4. Complaint about excessive dog waste next to the property of 151. A letter to be sent to the owner with a warning. Next offence will result in a \$25.00 fine.
5. Email from homeowner Gabriel Aiken with concerns of chipped paint and nails. The board will request photos of concerning areas to assess the damages/repairs in question.
 - a) Photos received from Gabriel, Sharrese to follow up on the extent and location of the mentioned leak. She is also going to get bids to fix the exposed rusty nails in his railing.
6. We will continue to post 1st warning, final notice warning for all vehicles that are not allowed to be parked on the premises or are not properly registered before having the vehicles towed.
7. Next HOA meeting is set for September 11th at 7:00 pm.