

EVANSTON ESTATES OWNERS ASSOCIATION
MONTHLY BOARD MEETING
IN PERSON & VIA ZOOM VIDEO CONFERENCE
July, 16th 2025

MINUTES

Account Balance

Wells Fargo

Business Checking \$44,548.91

Business Platinum Savings \$20,009.52

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 7:30 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.
2. Per previous meeting Firework signs were to be purchased and placed on the corners of the property before July 4th weekend. firework fliers to be posted on each unit door before July 4th weekend.
 - a. Diva looking into the cost of the signs.
 - i. Update 7/16/25*** No signs were purchased nor flyers posted. An email was sent June 13th and again July 2nd to owners reminding them fireworks were prohibited and requesting they pass the rules onto their tenants as necessary.

- ii. Unit 136 was found lighting fireworks on July 4th when approached by Diva's Brother they went inside the unit. 3 out of 5 board members voted to assess a \$25.00 first offence fine for the offence.
- 3. Complaint about an aggressive dog on long chain left outside unattended. Board members have witnessed this dog's unacceptable behavior. Board to 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.
- 4. Complaint about excessive dog waste next to property of 151 letter to be sent to the owner with 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.
- 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 August 7th at 6:00pm.