Evergreen Village Cooperative
Board of Directors Meeting
June 22, 2026
Minutes

Meeting called to order at 6:12 pm by Michelle D.
In attendance: Michelle Dineen; Deb Sandt; Sam Brockman; Chas Marsteller; Rita Richards (via zoom); Rich Deleo.
Also, Cole Deberry (via zoom)
There were 11 members in attendance and approx. 9 attending via zoom.

Michelle D introduced Rich DeLeo who has agreed to fill the position of Vice President until through August 2027.

Minutes for the May meeting were read by Chas. M.
Deb. motioned that the minutes be accepted as presented. Sam 2nd. Motion passed.

Treasurer's Report: Rita
Income (which is rental and interest income) for Month of May was $124, 308.68
Expenses (which is operating and loan) for month of May was $84,594.36
Surplus then would be $39,714.32

PMI Report:
Cole Deberry reported that there were 10 residents with late lot rental payments; 1 in process of developing a payment plan.
Cole also mentioned that he is available to help any residents who may be in need of registering for auto pay.
There were 10 violation notices sent out
There is 1 abandoned property
Cole then reviewed Community procedure for lawn care; pets needing to be on leash and clean up of waste; as well as a recent robo call related to the bear wandering through the community.

ROC: No report

Committee Reports

Finance: Rita reported that the committee met in May and finalized the Budget which needs to be sent to ROC. A copy will be made available to members prior to the Annual meeting. Mark, Deb, and Rita met to finalize the CIP for the Budget.

Orientation: Phylis reported that an Orientation Committee Meeting was held for new residents at 203 Independence and 27 Powderhorn. She also stated that new members have remarked that obtaining necessary documents was somewhat difficult or confusing.
Cole addressed the matter. There was discussion then about which documents were needed and which were not when homes were purchased.
Michelle requested of Cole that he arrange a work session to explain the purchasing process and what a new member might need.

Social & Wellness: It was reported that $154.50 was raised at the recent bake sale. Sign ups for the 4th of July refreshments are underway

Ad-hoc Pool Rules Committee: Michelle reviewed the procedure members should follow if they have guests who would like to use the pool if the member is not available to accompany them. Also how to handle situations if there is a question about someone's membership status and pool usage.

Ad-hoc nominating Committee: All nominees will be published in the July Newsletter.

Old Business

WWTP: Deb reported that the propane tank has been delivered and filled. The generator needs to be started; and the UV light hook-up is awaiting additional parts before usage.

Paving: Revolutionary Rd was paved to Lexington, Flintlock Rd was paved as well as a portion of the lane leading to the shrub disposable area. *Correction made: Revolutionary Rd paved to the dumpster area and the driveway to the WWTP; Flintlock was paved along with the parking area to the clubhouse; and a portion of the lane leading to the landscaping discarding area.*

Brine: Mark and Sam are working on the presentation needed to address the concerns of the project. This should be available at the next BOD workshop.

Annual Meeting Prep: arrangements are in progress for the Annual meeting scheduled for Saturday, August 22, at 9 a.m. at the Portland Fire Hall . Additional information will be included in the July Newsletter.

New Business:

Tree Trimming: Deb presented info on the cost to have a Commercial Tree Vendor come in to do trimming. The cost could be as much as $2,000 a day. She suggested that we organize volunteers to work on trimming of lower branches. Discussion was held on how this would work with Cole Deberry giving advice on legal procedures for cooperative volunteers trimming on members' lots.

Open forum:

A resident member had a question about required Work order procedures as per PMI. There was extensive discussion about PMI's procedures for handling work orders.

Michelle then reviewed the procedures for addressing any neighbor to neighbor complaints.

A question arose related to the water chestnut problem in the pond. Cole informed us that the permit will need signatures of all board members.

Discussion was also held on procedures for advertising homes for sale within the community and the legal restrictions on the Cooperative and members

Charley then presented a handout related to wall folder storage for info to be used for important Cooperative related info for members as well as any inquiring folks looking for information about the community.

Also, a handout related to the maintenance position job description was handed out. The job description was based upon information provided by the Property Conditions Committee, PMI, and current PMI employee. The topic was discussed at a previous workshop but the board of directors decided one was not necessary at this time. The handout was provided to acknowledge time that was put in to develop the proposal as well as for future reference.

There was no scheduled Executive Session.

Deb motioned to adjourn the meeting, Rich 2nd. Meeting adjourned at 7:56

Respectfully Submitted
Charley Marsteller
Interim Secretary.

Approved 7/27/26