

Evergreen Village Cooperative
Minutes
May 18, 2026

The Board of Directors Meeting was called to order at 6:08 pm

Present were Board members Sam Brockman, Michelle Dinnen, Rita Richards, Chas. Marsteller, Deb Sandt

There were 14 cooperative members present and approximately 8 members attending via Zoom

Minutes for the April 27 BOD meeting were read by Deb. Sam motioned to accept the minutes as read. Rita 2nd the motion. All were in favor. Minutes were accepted by 5-0 vote.

Treasurer's Report for the period ending April 30, 2026 was presented.

(Summary: Full Report is available)

It was reported that currently there 157 homes in EVC and 1 Non-Member home.

Income - Rental & Interest \$1,821.76 over budget

Expenses - Operating & Loan Interest \$1,720.79 under budget

Profit \$3,542.55

Budget Variances of Note: Our profit is over budget by \$3,452.55. This was due to Income being over budget by \$1,821.76 and Expenses being under budget by \$1,720.70.

It should be noted that Repairs and Maintenance expenses for the month were over budget by \$6,351.73. This amount was the combination of hiring a leak detection service, pumping out the debris out of the EQ Tanks and replacing a pump.

There are three residents behind in rent: two are estates of former residents and one is a current resident.

PMI is aware of the issues and is following remedial procedures.

It should be noted two large delinquencies for a total of over \$10,000 have been resolved and collected which reduced our outstanding Accounts Receivables.

Deb motioned to accept the Treasurer's Report. Sam 2nd. All board members were in approval to accept.

PMI Report:

Cole Deberry from PMI was participating in the meeting via Zoom.

Cole reported that there are currently 2 residents delinquent in rent: 1 is on a payment plan, and 1 vacant lot.

All Spring Inspection notices have been sent out.,

There was also 1 request received from Powderhorn Place concerning tree trimming.

Committee Reports

Social & Wellness Committee:

Jukebox Bingo, the May social activity, was held on Saturday, May 16, in the clubhouse and by all accounts was a success. Those who have birthdays in June will be honored at the June meeting. The committee has scheduled the Annual Yard Sale for Saturday, June 13, with the following day, June 14 as a rain date. On June 18 the Community monthly social event, to be held at the Clubhouse will be "Movies under the Stars". The Snack shop will be open during this activity.

Orientation Committee:

There are two new resident orientations scheduled: One will be on June 20 for residents at 15 Powderhorn; The Orientation meeting is scheduled for new residents at 203 Independence. There is also one additional Orientation yet to be scheduled.

Finance Committee: No Report

Property Conditions:

Work continues on the Development of a Tie Book. This book is being developed and will contain important information on each residential lot in the community. The information will include the location of the lot's electrical and water lines as well as shut off valves.

Ron Pease provided the Board with samples of lot diagrams already completed.

There have been two benches donated to the Village. The concrete sides will need to be cleaned and painted and wooden slats prepared. The BOD will decide on location to be determined once the benches are completed.

Ad-hoc Pool rules Committee: Helene reported that proposed rule changes have been submitted. Volunteers are needed to help monitor pool usage.

Ad-hoc Nominating Committee; Ginny Frank reported that the committee, comprised of 4 members, will be meeting Wednesday, May 20. Phyliss Cowell will be present to hand over records related to previous years' meetings.

Old Business:

Waste Water Treatment Plant;

Deb Sandt provided an update on work being done at the plant.

1. Propane tanks which will provide propane for the emergency generators are scheduled. The tanks will be delivered by Tolinos, but will be the property of the Cooperative and thus the cooperative can contract with any company for propane.
2. UV lights are scheduled to be installed next week.
3. Sand filters material is being looked into.
4. The lights at the plant are currently not working, but are scheduled to be repaired.

Paving: Approximately 450 feet of the northern end of Revolutionary Lane, including the sidewalk in front of the dumpsters, and the entranceway to the WWTP are scheduled to be paved by Hallett paving.

Brine (2025 Drainage project): Sam and Mark are working on developing a visual presentation the company hired last year to address drainage issues related to alleged inferior drainage work.

Electrical Issues: An electrician is scheduled to be on site to investigate potential problems with the Electrical Breaker part of the street lights on Revolutionary?

Pool: It was reported that the Pool is almost ready for use beginning on the Saturday prior to Memorial Day.

A reminder that there are currently two board positions open on an Interim basis until the Annual meeting to be held in August. The two positions are the Secretary and the Vice President. Positions scheduled to be open and filled at the Annual Meeting will be the positions of President, Vice President, Secretary, and Maintenance Director..

New Business;

A representative from ROC is scheduled to visit tomorrow, Tuesday, May 19. She will be meeting with Board members at the Community Office and then attend a special Town Hall meeting at the Clubhouse at 6 pm for any cooperative member who would like the opportunity to meet her.

A question regarding the quality of the Zoom aspect of Cooperative meetings was raised. Sam will be offering advice on our Facebook page

OPEN FORUM

Questions were raised and discussion held:

Procedures to be followed when it is suspected that non village residents are using the dumpsters. Avoid confrontation but ok to ask to confirm residency or get license number, make of vehicle, etc.

Requirements of Homeowners liability Insurance. Currently explained in Bylaws, but may need to be revised.

A walking Path around the Pond was proposed. It was suggested that the proposal should be submitted in writing for the board to consider.

Tree trimming along the scheduled 4th of July Parade route was suggested. Specific areas to be determined.

Executive Session

The BOD went into Executive Session at 7:40 to discuss Financial and personnel matters
The Board came out of Executive Session at 8:44.

No further actions were taken.

The motion to adjourn the meeting was made by Sam and 2nd by Rita.

Meeting adjourned at 8:45

The next meeting is scheduled for Monday, June 22.

Respectfully Submitted:

Chas. Marsteller
Acting Interim Secretary

Approved 6/22/26