

## **East Village Homeowners Association**

### **ANNUAL MEETING OF HOMEOWNERS**

**October 11, 2018**

#### **Board Members Present:**

Fred Stapenhorst, President  
Tom Reid, Treasurer  
Ellen Fowler, Secretary  
Judy Butler, Member at Large  
Bel Borg, Member at Large

#### **Homeowners Present:**

Bobbi Stapenhorst  
Ute Hallstein  
Holly Forrest  
Wendy Daniel  
Rick Chalmers  
Debra Stapleton  
Leslie Whitehead

Mary Werner  
Carol Almand  
Lesley Kaufman  
Ron Kaufman  
Carola Brucker

#### **Call to Order:**

The meeting was called to order at 6:00 PM. at Grizzly Peak Winery, Ashland, OR.

Secretary Ellen Fowler certified that a quorum requires 19 votes and that 27 units were represented in person or by proxy, thus constituting a quorum.

The 2018 Annual Meeting Agenda and the minutes of the 2017 Annual Meeting were approved as presented.

#### **President's Report:**

Fred welcomed the attendees and thanked them for attending, noting that this was the first time the HOA had combined a social time with the annual meeting. The goal was to encourage socialization among the residents and it appeared to be a great success!

**Signage and Landscaping:** Fred stated that one of the significant projects accomplished this year was the installation of two permanent signs identifying East Village on Clay Street and Abbott Street at a cost of about \$4,000. Fred recognized the efforts of Bel Borg in achieving this goal. There were two major landscaping projects during the year. First, we did a major cleanup of the wetlands to eliminate

invasive species and return the wetlands to their natural state, at a cost of approximately \$5,000. Second, we enhanced the parkway plantings to provide a fuller look. We also did the biennial application of mulch in the parkways and beds adjacent to the homes. We opted to have the mulch in the beds applied by hand to eliminate the mess created by blowing the mulch, which increased the cost over previous years. The total cost of the parkway planting and mulch application was approximately \$10,000. Finally, a major trim was performed on a large elm tree on Clay Street that had become hazardous.

Fred reminded the owners that Bobbi Stapenhorst was our landscape liaison, working closely with U.S. Lawns, and he urged the homeowners to email Bobbi with any landscape concerns.

Driveways and Sidewalks: Fred recognized Judy Butler as our Association's "sidewalk czar" who constantly monitors the need to repair sidewalks and/or driveways in order to stay ahead of these maintenance issues. . No driveways were repaired this year but sidewalks were repaired on Clay and Dollarhide where tree roots had raised the sidewalks to a potentially dangerous level. The cost of those repairs was approximately \$5,000. We will inspect the sidewalks and driveways in the spring to determine if additional repairs are needed. The cost of sidewalk repair is paid for from the Reserve Fund. Fred reminded the homeowners that driveway repairs are split 50/50 between the HOA and the homeowner because the portion of the driveway abutting the home is the responsibility of the homeowner.

Homeowner Participation: Fred commended the homeowners on an increased amount of neighborhood participation and cooperation. Attitudes are very positive and it shows in the condition of our neighborhood. Fred reminded the homeowners of the division of responsibility for property maintenance between the HOA and the homeowner. Our community is not a condominium—each homeowner owns (and is responsible for) the entire structure, including roofs and exterior maintenance. The HOA rules require homeowners to maintain their property, which benefits all homeowners by keeping our community safe and attractive. Therefore, the HOA Board may notify homeowners of suggested maintenance, such as painting. Fred noted that all homeowners have been extremely cooperative in maintaining our neighborhood as a great place to live.

A discussion ensued about major repairs such a roof replacement. Fred stated that the Board had been proactive in giving advance notice to homeowners of needed repairs, being sensitive to the need to plan for such repairs. Wendy Daniel asked if the Board had considered limiting the percentage of renters in the community. Judy Butler explained that the Board had explored that situation in some detail but had determined that imposing such a restriction would be legally difficult, and that since our community's percentage of rentals was below 50% there would not be adverse action by banks financing unit purchases.

Homeowner Dues: Fred reported that the Board did not recommend any changes to the homeowner dues of \$100 per month for 2019.

### **Treasurer's Report:**

Tom distributed copies of the Association's financial reports. He discussed the profit and loss statement, balance sheet and proposed budget for the upcoming year. He stated that the balance sheet was healthy and the Association is in a good cash position to meet its responsibilities. He noted that as a result of the reserve study, we have now appropriately funded the reserve account. He noted the extraordinary expenses this year as previously reported by Fred. Fred noted that the budget presented was preliminary and would be adopted, possibly with modifications, at the January Board meeting and then posted on the HOA website.

Ute asked why the HOA needed liability insurance. Fred and Ellen explained that it protects the HOA and Board members from potential liability for property damage and injury to third parties, such a slip and fall events, damage from falling tree limbs, etc. Tom noted that the Board reviews the insurance cost and coverage annually and that the premium has remained reasonable and stable, with a small increase last year for the first time in many years.

### **Homeowners Forum:**

Wendy Daniel asked if the HOA had too much cash on hand and should invest excess funds. Fred responded that the Board was trying to be conservative to assure that all expenses could be covered even if unexpected events occur. Ellen added that investing our excess funds in any sort of non-guaranteed account would put our financial situation at the risk of loss due to market fluctuation, and that Oregon law does not permit such investments.

Nancy Morrow asked if it would be possible for the HOA to hire a snow removal service for the community. Fred responded that while that is possible, the cost would be borne by the homeowners through increased dues but that if the homeowners decided it was necessary the Board would certainly look into it.

### **Election of Board Members for 2019:**

Fred opened the floor for nominations. The homeowners present in person and by proxy unanimously nominated the current board members to continue in office for the next year. The Board will elect officers at the Board meeting immediately following this meeting. The current board members agreed to serve another year, and homeowners present in person and by proxy unanimously elected the following to serve as board members for 2019:

Fred Stapenhorst,  
Tom Reid  
Ellen Fowler

Judy Butler  
Bel Borg

On motion duly made and seconded, the meeting was adjourned at 7:05 PM.

Respectfully submitted,

Ellen Fowler, Secretary

ADOPTED