

## East Village Homeowners Association

### ANNUAL MEETING OF HOMEOWNERS

October 17, 2019

#### Board Members Present:

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

#### Homeowners Present:

Bobbi Stapenhorst	Nancy Morrow
Dennis Read	Mary Werner
Ute Hallstein	Lesley & Ron Kaufman
Bruce Heveran	Carola Brucker
Wendy Daniel	Anne Fonteneau
Marilyn Hanna	
Patricia Carpentieri	

#### Call to Order:

The meeting was called to order at 6:04 PM. at Grizzly Peak Winery, Ashland, OR.

Secretary Ellen Fowler certified that a quorum requires 19 votes and that 26 units were represented in person or by proxy, thus constituting a quorum.

The 2019 Annual Meeting Agenda and the minutes of the 2018 Annual Meeting were approved as presented.

#### President's Report:

Judy welcomed the attendees and thanked them for attending, noting that it was decided to hold a social time preceding the annual meeting again this year to foster socialization among the residents and it appeared to be a great success -- again!

#### President's Report:

**Landscaping:** Judy explained that the HOA had made significant changes during the year clarifying the types of landscaping permitted in the community. When Bel Borg assumed responsibility as landscape liaison, she walked through the community and discovered that many unapproved plants have been added over time. These additional, customized plantings created challenges and costs for the landscape maintenance company employed by the HOA. The Board approved a plan to remove

the unapproved plants and replant with approved plantings that can be more efficiently maintained by the landscaping contractor and amended the Rules and Regulations to clarify which plants are approved. Bel worked with the contractor to develop a plan to remove the nonconforming plantings and replace them with approved plants. These actions were communicated to all of the affected homeowners and are continuing this fall.

Bel also noted that she was currently looking at proposals for application of bark to the beds in the community.

Judy reminded the owners that Bel Borg is our landscape liaison, working closely with U.S. Lawns, and she reminded the homeowners to contact Bel with any landscape concerns.

Driveways and Sidewalks: Judy stated that she is monitoring the need to repair sidewalks and driveways and nothing major needs to be done this year.

Home Paintings and Fence Repairs. Judy noted that the HOA had paid to replace a fence on Abbott that had been blown down during a winter storm and that it had been completed satisfactorily. She also noted that all of the requested painting had been done and thanked the affected homeowners for their cooperation.

#### Little Library.

Judy thanked Dennis Read for organizing our Little Free Library and Wendy Daniel for her beautiful and cheerful decoration of the library. The library seems to be getting a lot of use.

#### Homeowner Participation:

Judy and Lesley Kaufman discussed the CERT program and stated they are continuing to develop a contact list to be used in the event of a natural disaster. This is a voluntary program and Lesley and Judy will continue to work on it.

Ron Kaufman expressed concern about having different varieties of grass in the lawns. Carola Brucker explained that this is a common situation and this differences are caused by other grass types transferring from the blades of the landscape contractors mowers between jobs and is very difficult to prevent. Ron also expressed concern about many of the units not having a back exit that could be used in the event of a fire or sudden evacuation. Fred suggested that he contact the Ashland Fire Department to assess if a risk is presented by the configuration of our homes. Ron suggested that the Board represented the owners and should contact the AFD on behalf of the HOA. Fred asked Judy to look into it and she agreed.

It was announced that the large vacant land abutting Abbott Avenue will become a park and that the City of Ashland would be holding a public hearing to solicit community input on the potential uses of the land.

Homeowner Dues: Judy reported that the Board did not recommend any changes to the homeowner dues for 2020.

### **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 Judy.

### **Homeowners Forum:**

Wendy Daniel expressed concern about a property that was exhibiting "prayer flags" on the front porch that may be in violation of the HOA's rules regarding signage and decorations. A discussion ensued and the Board agreed to do a review of the HOA's governing documents to determine if the flags are permitted and report back at the next Board meeting.

Ron asked that we recognize and appreciate the efforts of Mary Werner for the Ashland Food Bank.

### **Election of Board Members and Officers for 2020:**

Judy opened the floor for nominations. Ellen Fowler announced that she would soon be moving out of the neighborhood to another home in Ashland but was willing to serve on the Board until her home is sold. Judy noted that while it is generally preferable for the Board to have an odd number of members, in light of Ellen's likely resignation during 2020 it would be prudent to add another at-large member. Pat Carpentieri was nominated to serve on the Board in an at-large capacity, and the nomination was seconded. The current board members agreed to serve another year and Patricia agreed to serve, and the homeowners present in person and by proxy unanimously elected the following to serve as board members for 2020:

Judy Butler  
Fred Stapenhorst  
Tom Reid  
Ellen Fowler  
Bel Borg  
Patricia Carpentieri

The Board will elect officers at the Board meeting immediately following the Annual Meeting.

On motion duly made and seconded, the meeting was adjourned at 7:17 PM.

Respectfully submitted,

Ellen Fowler, Secretary

DRAFT