

East Village Homeowners Association

ANNUAL MEETING

October 22 ,2015

Board Members Present:

Fred Stapenhorst, President
Tom Reid, Treasurer
Bel Borg, Secretary

Homeowners Present:

Judy Butler
Wendy Daniel
Merry Hart
Marilyn Hanna
Dennis Read & Ellen Fowler
Lesley & Ron Kaufman
Jeremy Eisen & Kay Hilton
Carola Brucker

Call to Order:

The meeting was called to order at 6 pm by President Fred Stapenhorst.

Secretary Bel Borg certified there were a total of **20 proxy** votes held between Fred & Bel along with **10 voting homeowners present** at the meeting. Only 19 total votes were necessary – at 32 the quorum was clearly established and elections could proceed.

Annual Meeting Agenda was reviewed and approved

Minutes of the last meeting were approved with correction of two typos.

President's Report:

Fred gave an overview of the **landscape improvements** approved by the board over the past year. We have new plantings in the parkway, front yards were mulched, irrigation systems upgraded, trees trimmed and more. Fred thanked Bobbi Stapenhorst for her hard work, care and diligence in working closely with Brandon of US Lawns. Our contract with US Lawns, which runs from April to April, was upgraded to include replacing sprinkler heads, checking the sprinkler system twice a year, trimming back bushes etc...

Fred also reviewed the **driveway repairs** for the year and stated the next two driveways to be repaired in 2016 were already on the repair list and budgeted for. He thanked Wayne Ralph, who has

since moved away, for all his time, effort and expertise in walking the neighborhood along with the concrete vendor and determining which driveways needed immediate repair. Wayne left the list with Fred before he moved away. We will be looking for a volunteer to carry on this project.

Fred gave an overview of the board's efforts to enforce **CC&R's** this past year. Any homeowners in violation were given a courtesy call and all cooperated immediately. Fred was happy to say there have been no further issues to date with any CC&R violations. The board appreciates everyone's willingness to keep our community a great place to live. In reference to exterior painting, Fred stated there are two units on Abbott that will be painted in 2016. The owners have been notified and have agreed to do so.

Under **homeowner participation** Fred noted the renter/owner ratio was at approx 20/16. Participation in the governance & running of our HOA has been low. Fred stressed it was important for homeowners to get involved with the board by attending meetings or helping with projects as they come along.

Treasurer's Report:

Tom gave and passed out the Financial Report for 2016 YTD. We are meeting our financial responsibilities and our reserve account was funded for 2015. He noted the 2015 increase to the landscape budget and the water savings from improvements to our irrigation system.

Tom also passed out the proposed 2016 budget and reviewed each line item. This was an overview only as the proposed budget would be voted on at the regular HOA meeting immediately following the Annual Meeting.

Election of 2016 East Village HOA Board:

The current board members agreed to run for another term:

Fred Stapenhorst
Tom Reid
Bel Borg

Added nominations:

Ellen Fowler-Anderson
Judy Gabriel

Since there were no other nominations and no objections to any of the nominees, Fred proclaimed the vote unanimous. All nominees were officially elected board members for 2016. Both Ellen and Judy took their seats at the board table.

Homeowner's Forum/Correspondence:

The homeowner's forum would take place at the regular HOA Board meeting immediately following this Annual Meeting.

Tom moved the Annual Meeting be adjourned. Judy seconded.

Respectfully submitted,

Belmira Borg
EVHOA Secretary