

**East Village Homeowners Association**  
**Minutes for Annual Meeting**  
**October 19, 2023**  
**YMCA**  
**Ashland, OR**

**Board Members Present:**

Judy Butler – President  
Tom Reid – Treasurer  
Fred Stapenhorst - Secretary  
Bel Borg – Member at Large  
Pauline Short, Member at Large

**Homeowners in Attendance:**

Avery Godfryd  
Anne Fonteneau  
John Taylor  
Brian Lovett  
Ron Kaufman  
Marilyn Hanna  
Peter & Jean Linington  
Mary Werner  
Marie Lange  
Patricia Carpentieri & her husband  
Margaret Brown Olson  
Rick Chalmers & Debra Stepleton  
Carola Brucker  
Jamie Meadows (Access)

**Call to Order:** The meeting was called to order at 5:50 pm.

- 1) The secretary, Fred, certified that a quorum requires 19 votes and that 27 units were represented in person or by proxy, thus constituting a quorum.
- 2) The owners accepted the agenda as presented.
- 3) The Oct 27, 2022, Annual Meeting minutes were approved as presented.

**President's Report:** Judy gave a report on the following:

1) Landscaping Update: Judy asked Bel, our landscape liaison to give a report on landscaping work done over the past year. The front yards in many units needed to be upgraded and that work was done in the last few months. In some cases degraded lawns were removed and replaced with drought-resistant plants and fire-resistant mulch. In other cases reseeding of lawns was done. Other routine work was also completed, including repairs and improvements to irrigation and more aggressive pruning of shrubs and ground cover.

For 2024 the same remediation of selected lawns is planned, as well as replanting of small shrubs near front porches and between garages. More pruning of ground cover, particularly on Abbott, will likely be a priority also.

2) Update on “Horse Field”: The field behind the units on Dollarhide (the field is in Jackson County, not the City of Ashland) continues to pose a fire problem. Several Board members over the past couple of years have attempted to contact County Fire as well as the owners of the property to correct the situation (severe removal of vegetation is needed), but to no avail. We have never received a response from the County and the owner is now a difficult to access corporation based out of state. The situation appears to be one we’ll have to live with.

It was also reported that our tree company continues to annually prune the trees throughout the HOA and also maintains the trees and vegetation in the three wetland areas the HOA owns. The work in the wetlands is particularly focused on reducing fire hazard and encouraging native species and removing invasive species.

3) Creating an Emergency Contact List for Renters: The Board currently maintains an Emergency Contact List of Owners, but because almost 50% of our units are occupied by renters it seems prudent to have contact information for the actual residents of the renter-occupied units. Our board member Pauline is attempting to create such a list. The board is requesting that owners with tenants send that contact info to Pauline via her email, or to Judy in the same manner. Board members emails are listed on the East Village HOA website: [eastvillagehoa.wordpress.com](http://eastvillagehoa.wordpress.com).

4) East Main Street Park update: The development of the City park between Abbott and E. Main is progressing slowly. Judy has been monitoring the planning and reports that work should begin in early 2024. A completion date is unknown.

#### **Treasurer’s Report:**

1) Financial Report, YTD 2023: Tom gave an extensive report on our finances. On the Balance Sheet we continue to maintain a strong financial position that is little changed from 2023. As of Sept 30, we maintained a cash balance of \$64,093 (last year at this time it was \$64,803). Of particular note are the low Accounts Receivables from owners on their dues, currently only \$500. The board instituted a more timely reminder procedure in the past year when dues are past due and it seems to be working. Also, Tom noted that pre-paid dues are high, \$6000, indicating that many owners pay their dues months in advance.

On the Profit & Loss statement we show a net gain of \$4652 for the first nine months of 2023. Most expenses are in-line with the budget.

Finally, the Board will now begin its annual budgeting process for 2024 and plans to complete it in January.

#### **New Business**

##### 1) Discussion of Proposed Amendments to CC&R’s

The Board has been discussing two possible amendments to our HOA’s CC&R’s. One amendment would prohibit short-term rentals, ala Airbnb or VRBO (although the City of Ashland currently prohibits such rentals in our area of the city anyway). The other amendment would limit the percentage of units that can be occupied by renters and not owners (currently almost 50% of units are occupied by renters). The Board was asking the owners to discuss the merits of making these amendments and then decide whether they wanted to have the proposed amendments presented to all owners for a vote to change the CC&Rs accordingly (any change to the CC&Rs requires that 75% of all owners vote in the affirmative to do so).

After a spirited discussion of the pros and cons of the proposals the majority of owners felt that neither change to the CC&Rs was necessary since neither issue was currently a significant problem. Several

owners expressed the idea that these proposed changes were “a fix in search of a problem”. A vote of the owners in attendance (who constituted a quorum) was to not pursue a vote on the two amendments by all of the HOA owners, which would have been done by mail.

#### **Homeowner’s Forum/Correspondence**

Several owners, particularly on Dollarhide, mentioned how crowded street parking has become recently. Some cars appear to be parked in the same location for several days. It was noted that putting notes on windshields often helps as well as contacting the Ashland Police.

#### **Election of 2022-23 East Village HOA Board**

The owners nominated Judy Butler, Tom Reid, Fred Stapenhorst, Bel Borg, and Pauline Short to serve on the board. These five owners were elected unanimously.

The meeting was adjourned at 7:40 pm.

Respectfully submitted,  
Fred Stapenhorst, Secretary