

East Village Homeowners Association
Minutes for Annual Meeting
October 27, 2022
Grizzly Peak Winery
Ashland, OR

Board Members Present:

Judy Butler – President

Tom Reid – Treasurer

Fred Stapenhorst - Secretary

Bel Borg – Member at Large

Homeowners in Attendance:

Mary Werner

Patricia Carpentieri

Ron Kaufman

Marilyn Hanna

Peter & Jean Linington

Florence Barto

Rick Chalmers

Debbie Stepleton

Wendy Daniels

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 24 units were represented in person or by proxy, thus constituting a quorum.
- 2) The owners accepted the agenda as presented.
- 3) The Oct 21, 2021 Annual Meeting minutes were approved as presented.

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

1) Landscaping & Xeriscaping Update: Judy gave an extensive report on the Board's work investigating the possibility of xeriscaping the common grounds of our HOA. The board hired a landscape architect several months ago to develop a design for xeriscaping. Once that detailed project was completed it was put out to bid. The final estimate exceeded \$300,000. Obviously that cost is not feasible for our HOA and the idea of comprehensively xeriscaping our property was dropped.

Now, the Board is looking at a greatly modified approach to xeriscaping. We have put out to bid a design for a pilot project which will occur in 5 units (many of the plantings and elements of the previously mentioned design will be used). Subject to the cost for these 5 units the Board plans to execute this pilot project before summer 2023. If successful, the Board's intention is to gradually introduce xeriscaping throughout the entire HOA in years to come. The owners present expressed support for this approach.

Judy continued with a brief report on the state of our on-going landscaping, including the Fall clean-up which was just completed on October 18th. Fred gave a brief report of the on-going maintenance of the trees and wetlands throughout the HOA.

2) Sidewalk Maintenance: Judy reported that about 50 feet of sidewalk in various areas were replaced this past year.

3) "Horse Field" Issues: Judy reported that due to the on-going fire danger from excessive brush in the horse field adjacent to the Dollarhide units she has tried to solicit help in minimizing that danger. Judy has contacted both the owner of the field and Jackson County and has received no response or action.

Treasurer's Report:

1) Financial Report, YTD 2022: Tom gave an extensive report on our finances. On the Balance Sheet we continue to maintain a strong position. As of Sept 30 we maintained a cash balance of more than \$64,000.

On the Profit & Loss statement we show a loss of approximately \$5200 for the first nine months of 2022. Although most expenses are in-line with the budget the extraordinary expense for the xeriscaping design (~\$7500) contributed to the loss, year-to-date. Tom projects that most of that loss will be made-up by the end of our fiscal year, December 31. Of note is that water costs for irrigation are approximately 15% below budget.

We are now changing our annual budgeting process. Instead of presenting a preliminary budget at the October Annual Meeting we will now make that presentation at the January regular board meeting. At that point we will fine-tune the preliminary version and complete a final budget by February each year. That budget is always posted on the East Village website.

New Business

1) Discussion of Rental vs Owner-Occupied Units: Judy noted that over the past few years the ratio between renter-occupied and owner-occupied units has increased from less than 40% renters to now approximately 50%. Obviously this changes the character somewhat of our community; owner-occupiers tend to be more involved with their property and the affairs of the community. Also, prospective buyers of a unit sometimes encounter difficulty with financing if the HOA is 50% or more rental-occupied.

The owners had a long discussion about this issue, including whether a remedy might be to place a cap on the percentage of units that could be renter-occupied (some HOA's governing documents provide this stipulation: East Village HOA does not). Many owners were generally supportive of this idea, although the pro's and con's of instituting such a limitation need to be better understood. Some owners expressed hesitation at instituting such a cap since it could limit the pool of potential buyers when selling a unit, and it might be difficult to monitor and enforce. Also, there was general agreement that if the HOA did decide to institute a cap the process is likely complicated.

In addition we held a brief discussion on allowing/restricting the use of any unit as a temporary vacation rental in the Airbnb or VRBO model. Most owners present expressed concern and do not want to open ourselves up to that.

In order to educate ourselves about this issue the owners were in favor of the board identifying an attorney knowledgeable in this area and retaining her to better explain both the pro's and con's, and what steps we would have to take if we decided to institute a rental cap and/or prohibit temporary vacation rentals. Once the board has gathered this information the board will present it to the owners and survey their opinions on the issue.

Homeowner's Forum/Correspondence

Wendy Daniels asked whether the board could regulate the parking of cars or the noise from cars on the streets in our HOA. Judy explained that any regulation comes under the auspices of the Ashland Police Department. Calling the police on such issues is the appropriate action.

Bel commented on the abandoned vehicle on Abbott Ave that was reported to the Ashland police. She expressed her concerns about possible parking congestion when the East Main Park becomes a reality. She stated that she will work with the City to try to get a temporary parking designation for that side of the street.

An owner asked about the new city park being planned for development in the empty field between Abbott and East Main. Judy has continued to monitor the progress through the Ashland Parks Commission and reported that the park is still in the planning stage.

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 7:15 pm.

Respectfully submitted,
Fred Stapenhorst, Secretary