

**East Village Homeowners Association
Board Meeting
April 25, 2024
Burns and Company, CPAs LLC
dba Reid, Hanna, Johnson
1101 Siskiyou Blvd, Ashland, OR**

Board Members Present:

Judy Butler – President

Tom Reid – Treasurer

Fred Stapenhorst- Secretary

Bel Borg – Member at Large

Pauly Short – Member at Large

Homeowners in Attendance:

Carola Brucker

Marilyn Hanna

Jamie Meadows, ACCESS representative

Call to Order: The meeting was called to order at 6:00 pm.

The Board accepted the agenda as presented, with one addition from Judy regarding the service provider for the HOA's website; this item will be added under New Business.

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The Board minutes from the meeting held on January 18, 2024, were approved as presented.

Homeowners Forum/Correspondence

Judy reported that one homeowner contacted her wanting to know whether the HOA would allow them to install solar panels on their roof, at the homeowner's expense. The homeowner has not made a decision about such an installation but is only gathering information. The Board unanimously agreed that we have no objection to an owner making such an installation, however, the Board would like a drawing or illustration of the solar panels, to make sure it is visually not offensive.

President's Report: Nothing to report.

Treasurer's Report: Tom reviewed the financials for first quarter of the year (Jan-March). The Balance Sheet continues to be very strong, with total assets and cash approximately \$5000 greater than the same time last year. It was noted that the annual transfer of funds into our Reserve Account for 2024 has occurred, and the Reserve Funds account is now at \$37,244.

Regarding the P&L, for the first 3 months of the year expenses were below budget, and as a result our Net Income was \$5578, which was about \$4500 greater than the first quarter of last year; some of the increase can be attributed to the fact that a considerable amount of landscaping work was done during the first quarter, but not paid and posted until April.

Last, Tom presented the final version of the 2024 budget, and it was approved unanimously by the board.

Old Business:

1) Landscape Update: Bel, our landscape liaison, provided a lengthy written report. The report highlighted several areas, including:

- Lawns were removed from two units and replaced with new plantings and a bark covering. (part of an overall effort to reduce water usage with lawns).
- A more attractive bark was laid in areas where a composite/mulch mixture had been used previously.
- US Lawns has started weekly service with Spring arriving, and the crew now has three workers instead of two.
- The sprinkler system has now been turned on, and is programmed for only four days/week, until the weather becomes warmer and dryer.
- At Bel's recommendation, the board agreed to have all the lavender plants throughout the HOA removed this Fall. They are aging and will be replaced by another type of planting. Bel will get a bid from US Lawns for this work and submit it for board approval.

2) Tree and Wetlands Maintenance: Fred will meet with our tree service, Canopy, on May 1 to determine the scope of work for this year's annual maintenance and a cost estimate.

3) Updated emergency contact list: Fred had previously sent out an updated Contact List. There are no changes at this time.

4) Sidewalk Improvements: Pauly presented a list of areas in our sidewalks where repairs need to be made due to lifting, cracking, or deterioration, and includes 11 such areas. Pauly solicited an estimate from our sidewalk company to repair all 11 areas. The estimate is \$4600 and the board approved the expenditure.

New Business:

1) Status of 2024 Reserve Study Update: Judy reported that the 2024 Reserve Study has been requested, at a cost of \$500.

2) Website Maintenance: One of our owners, Tom Wallech, has maintained our HOA website for years, on a volunteer basis. He recently reported to Judy that the website was not functioning properly (difficulty posting items, etc). The provider for the website is Word Press and the version we've used is free. It appears that we need to upgrade the quality of the service to a paid version. Judy provided some upgraded prices from Word Press (we'd prefer to stay with Word Press in order to make the transfer of the current website data simpler, and also not have to change our domain address). After a brief discussion, the board agreed to contract for a Word Press upgrade at a cost of \$8/month. Judy will work with Tom to affect the transition.

The meeting was adjourned at 6:53 pm.

Respectfully submitted,
Fred Stapenhorst, Secretary