

The East Village Homeowners Board Meeting

April 24, 2014

Board Members Present: Jed Holdorph
Belmira Borg
Wayne Ralph
Tom Reid

Homeowners Present: Wendy Daniel
Shane Chalmers
Rick Chalmers
Bobbi Stapenhorst
Fred Stapenhorst

The meeting was called to order at 6pm at Reid, Hanna & Company LLP located at 1101 Siskiyou Blvd in Ashland.

The agenda was reviewed. It was noted a correction to Marilyn Hanna's name [Marilyn not Sharon]. Wayne moved. Tom seconded. Passed.

Minutes of the January 16th meeting were reviewed and approved. Wayne moved. Tom seconded. Passed.

Minutes of the Special Board Meeting on March 2nd were reviewed and approved. Tom moved. Wayne seconded. Passed.

Homeowners Forum/Correspondence:

- Jed presented Tom a solicitation of proper insurance coverage for the HOA.
- Email on the Normal Avenue Project meeting asking for someone to represent the HOA. No one is able to attend at this time.
- Fire Guard Meter mistakenly charged to one of the homeowners has been corrected.
- Rick and Shane Chalmers were present to discuss painting of their units but discussion was held until we reached that part of the agenda.

President's Report:

- Jed thanked everyone who helped with the recent fire alarm issues. Special thanks to Jackie Ralph for her hard work!
- The HOA website will officially move away from WIX to WordPress in July. Homeowners may access the site: *eastvillagehoa.wordpress.com*. The site can be linked to your email when you sign in.
- The need to update homeowners emergency contact information was briefly discussed. Bel said she would look into creating a questionnaire to be mailed to all homeowners with the final updates going directly to board members only.
- Jed announced that he would be out of the country starting May 1st and would be gone for 7 weeks. The other board members would be available if anything required their immediate attention.

Treasurer's Report:

- Tom reported that all bills with the irrigation project are paid. The coffers are in good shape. Wayne motioned to approve. Bel seconded. Passed.

Old Business:

- Frozen pipes have been repaired by homeowners and are functioning well.
- Wayne reported that all homeowners must have their fire systems inspected yearly to avoid future pipe[s] bursting incidents. This should be done in OCTOBER by all homeowners.
- Backflow has been connected back to the fire guard system involving three homes on Dollarhide Way. We still need to change out the tops of the vault boxes, lock them down and labeled to avoid confusion should we experience another emergency.
 - Wayne said he has the name and number of someone who can bid the change out. Will bring this back to the board.
- Wayne reported the driveway repairs on 5 units is scheduled to begin May 5th. All are on Dollarhide Way. Thee driveways was the plan, and in the budget, but two more have been added instead of waiting until next year. Tom moved to approve. Bel seconded. Passed.
- The irrigation system is almost completed ~ Brandon is waiting for parts. Watering is dependent upon moisture in the ground. Backyard sprinklers have been turned on. Win will ask Brandon for the watering schedule as many homeowners have been asking for it.

New Business:

- The board position held by Dea Knox as the ACCESS representative has not been filled since she resigned. There has been no response from ACCESS for another candidate. Under the HOA's current by-laws, the board may not appoint someone to fill that spot. There needs to be nominations and an election by all homeowners. The board would like to change this protocol at the Annual HOA meeting in October but for now we need to follow current protocol.
 - The board will hold a general election on July 24th at 6pm at Reid/Hanna business location. Jed will send out a notice asking for nominations as well as the how-to for proxy votes. Bel moved to approve. Wayne seconded. Passed.

Exterior Painting:

- The board is encouraging homeowners on Dollarhide Way with the dark blue/gray exterior paint get together and have the exterior of their homes painted at the same time for discounted pricing. Bob Jennings is the original painter and is willing to give a group rate. 541.821.7779 [cell]. The Leonards will spear-head this project and contact homeowners, not the board.
- Homeowners not able to bear the cost now will be expected to do so in the near future. It's important the exterior of all units remain visually pleasing and well maintained.

Landscaping:

- The board approved a budgeted amount of \$3,000 for US Lawns to replace dead plants with 1 gal. to 5 gal. containers. This amount includes digging up the dead plants and hauling them away.
- The board authorized Win Dawson, as landscape liaison, to pick the plants she felt would be best suited for our environment and to do this in cooperation with US Lawns.
- Jed will send out notices to all homeowners stating there would be no input from them on plant selection. Anyone wishing to choose their own plant may do so at their own expense and labor. Bel moved to approve. Tom seconded. Passed

The next board meeting will be July 24th at 6pm at Reid, Hanna & Company, 1101 Siskiyou Blvd., Ashland.

The meeting was adjourned at 7:43 pm.

Respectfully submitted,

Belmira Borg
EVHOA Secretary