

East Village Homeowners Association Board Meeting  
Thursday April 18<sup>th</sup>, 2013  
Minutes

Board Members Present:     Jed Holdorph  
                                      Wayne Ralph  
                                      Marc Allen  
                                      Merry Hart

Guests:                        Jackie Ralph, Fred, Carola as well as others. We might put a sign in sheet to track attendance in the future.

The meeting was called to order by President Marc Allen at 7:05 PM.

- Jed made a motion to accept the January Board minutes as presented, Wayne seconded the motion. Passed.
- Homeowners' Forum:
  - There was a question about deteriorating Trex Decking on back of some units. What methods are being used to fix it?
  - Another question on whether monthly reminder notices of dues could be sent out? That does cause an extra bookkeeper expense that the Board would like to avoid.
- President's report: The landscape company owner has been ill so the previously approved items (mulching and additional plantings etc.) will be done later this month.
  - Win Dawson is still the homeowner contact. Please send her an email if you have items that need to be brought to the landscaper's attention. They pick up concerns from her on Monday mornings.
- Treasurer's report: The taxes have been filed on-time, bills are current and income in coming in for the most part. Jed has opened 2 reserve accounts today. It was discussed and the Board came to a consensus that authorization will be given for the bookkeeper to be able to only "view" these accounts online.
- New Construction Update: Merry reported that the building is over 50% complete. People are calling trying to get an application to rent already. They are still looking at a June/July completion time frame. They will also have an Open House after completion.

- New Business:
  - Consider driveway repairs at two Abbott Ave Units. Marc was able to discuss the issue with a concrete company that expressed the opinion that partial replacement of a driveway might not work well over the long run. The quoted price range for a replacement was from \$1800 to \$2200 and would take 5 to 7 days to complete and cure. The portion of the driveway that is the responsibility of the HOA is marked by a pin. The HOA portion is usually 40% with homeowner portion 60%. More information is needed to determine next steps.
  - Consider notice/penalties for units with late dues payments. Merry made the motion to authorize Karen (the bookkeeper) to send out to those more than 60 days past due. Wayne 2<sup>nd</sup>. Passed. Merry then asked if it was possible for the multifamily complex to pay their 2013 dues after the units are complete and rental income is coming in. There was discussion and the Board, with Merry abstaining, approved payment with no penalties to bring 2013 dues current in August 2013 for that lot specifically.
  - Marc received a bid for \$500 per tree to remove Plum trees located near 2275 Dollarhide. It was discussed that other homeowners should have some say in the potential removal as well. Marc will send a note out to the affected owners to determine if they also want the trees removed.
  - It was brought up that the City has specific requirements for tree height at the sidewalk and street overhang. Call for a bid to trim trees per City requirements was a consensus.
  - There was discussion about bird houses and feeders in yards and the resulting residue that occurs. The Board agreed to have Marc ask that they be removed from the front yards.
- Next Quarterly meeting will be in July with Tuesday the 16<sup>th</sup> first choice and Tuesday the 23<sup>rd</sup> the second choice. Merry offered to host it in one of the units at Hyde Park.
- Annual Board meeting, we are looking at October 10<sup>th</sup> or 17<sup>th</sup>

The meeting was adjourned at 8:30

Submitted,  
Merry Hart  
Board Member