

**East Village Homeowners Association  
Board Meeting  
April 18, 2019  
Reid, Hanna, Johnson Company  
1101 Siskiyou Blvd.  
Ashland, OR**

**Board Members Present:**

Judy Butler- President  
Tom Reid – Treasurer  
Ellen Fowler- Secretary  
Bel Borg – Member at Large  
Fred Stapenhorst – Member at Large

**Homeowners in Attendance:**

Bobbi Stapenhorst – HOA Landscape Liaison  
Dennis Read  
Rick Chalmers  
Jean Linnington  
Peter Linnington

**Call to Order:** The meeting was called to order at 5:58 pm.

The Board accepted the agenda as presented.

The Board minutes from the meeting held on January 17, 2019 were approved as presented.

**Homeowners' Forum/Correspondence:**

Rick Chalmers inquired about availability of green cans for recycling and was satisfied with the information provided.

**President's Report:** Judy stated that she had no items in addition to those shown on the agenda.

**Treasurer's Report:**

Tom reviewed the financial statements as of 3/31/19:

- The balance sheet shows 3/31 2018 vs 2017, noting that the differences are primarily due to planned special projects. The balance sheet shows that the HOA is in a good cash position.
- The profit and loss statement shows results for March 2019 and Jan.-March 2019. Some expenses are low because of seasonal factors.
- The proposed budget for 2019 was preliminarily approved at the October 2018 meeting and formally approved at the April 2019 meeting. Tom explained the changes that were made to the previously presented budget: \$4000 for special projects, \$3000 for

replacing the fence along Abbott, \$3000 for sidewalk repairs, and \$600 for the Little Free Library. He also noted that \$4888 had been transferred to the Reserve Account.

- Judy noted that the final cost of the Abbott fence replacement, including painting, would exceed the \$3000 shown in the budget and moved that the final budget be amended to show \$5000. The motion was seconded and unanimously approved and Tom agreed to distribute an amended budget.

#### **Old Business:**

*Landscape Update:* Bobbi provided an update on the landscaping. She has met with Brandon concerning the landscaping contract for the coming year, noting that there would be a small increase, the first in two years. She said that Steve is the new supervisor and she thinks he will be more accessible. She also reported that the plum trees had been sprayed and appeared to not be producing fruit, and the blackberries would be sprayed soon.

Upon motion duly made and seconded, the Board unanimously accepted the landscaping contract with U.S. Lawns for the ensuing year.

*Updated emergency contact list:* Ellen said that there were no changes to the list.

*Update on Painting, 2232 Abbott and 4 units on Dollarhide:* Fred and Judy reported that all of the affected homeowners have been contacted to arrange for painting to be done, all but one of the homeowners have agreed to do so. The Board agreed that a letter would be sent to the other owner requiring the painting to be done by year end.

*Sidewalk Work for 2019:* Judy reported that the sidewalks appear to require only minor work this year and she would coordinate with the contractor.

*Abbott Fence Update:* Judy reported that the work was done satisfactorily for \$4492, consistent with the estimate, and the homeowner is happy with the result. In approximately one month the fence will be stained.

*Little Free Library:* Dennis Read reported that the library has been delivered and that Wendy Daniel has agreed to lend her artistic talents to creating a unique paint job, requesting only reimbursement for the cost of paint and other necessary materials. Dennis stated that he will arrange for installation on Engle Street when the artwork is done and weather permits pouring the concrete footer. He will also draft an introductory letter and guidance for the homeowners regarding the library.

#### **New Business:**

*Reserve Study Update for 2019:* Judy agreed to handle this.

The next board meeting will take place on July 18, 2019.

The meeting was adjourned at 6:42 pm.

Respectfully submitted,

Ellen Fowler  
Secretary

APPROVED