

Approved 7/28/16

East Village Homeowners Association

Board Meeting

Reid, Hanna & Johnson Company LLP

1101 Siskiyou Blvd., Ashland OR 97520

April 21, 2016

Board Members Present:

Fred Stapenhorst, President

Tom Reid, Treasurer

Ellen Fowler, Secretary

Bel Borg

Judy Butler

Homeowners Present:

Bobbi Stapenhorst

Carola Brucker

Merry Hart

Call to Order:

The regular EVHOA meeting was called to order by President Fred Stapenhorst at 6:00 pm.

The agenda was reviewed and approved.

The January 21, 2016 minutes were unanimously approved as presented.

Homeowner's Forum/Correspondence:

The President invited comments from visitors. Merry Hart reported that blackberries had returned to the Abbot Street side of the wetlands and that they should be removed by the HOA. No consent is required from the City of Ashland because the blackberries are invasive.

President's Report:

Fred reported that he had been informed by 2 residents of apparent pranks and wanted to make the Board aware of the situation. The pranks had been reported to the police and had not re-occurred.

Treasurer's Report:

The Treasurer presented the profit and loss statement and balance sheet as of March 31, 2016 and the profit and loss comparison to 2015 for January through March. He also reported on the HOA dues aging summary. He stated that the financials were on track and he had no concerns.

The Treasurer recommended revising the previous transfer of money into the Association's Reserve Fund as a result of the newly-completed Reserve Study. Based on the Reserve Study, he stated that a total of \$22,069 should be in the Reserve Fund and therefore recommended that \$9,855 should be transferred out of the Reserve Fund into the General Account in order to achieve the correct Reserve Fund balance. After discussion, the Board unanimously authorized such action.

Old Business:

1. Landscape Update:

Bobbi reported that the plum trees had been sprayed twice and so far the spraying seemed to be effective to prevent fruiting. She and Brandon will continue to monitor.

Bobbi also reported that the contract with U.S. Lawns looks acceptable for now but that she has ongoing dialog with Brandon and is confident that any changes needed in the future can be worked out.

Bobbi also reported that the large elm tree on Clay street had been substantially pruned and looked much better, and that the maple trees had also been pruned.

Bobbi met with an arborist who recommended that the cottonwood tree in the wetlands next to Fowler/Read be removed but the City of Ashland disagreed. We can substantially prune the tree but not remove it without City consent, so it was agreed that it did not pose an immediate danger and will remain for now.

Bobbi reported that 2 yews at 2203 Dollarhide that had been uprooted by high winds were replaced with new shrubs to the satisfaction of the homeowner.

A new maple bush for the Chalmers residence was ordered .

The lawn at 2204 Dollarhide has had a vole problem so Bobbi engaged Critter Catcher to assist. They found no active infestation so the damaged areas will be re-seeded.

- 2. Updated Emergency Contact List.** Ellen stated the emergency contact list is updated with all new owner emergency contact information and it has been distributed to all board members. She noted that a new owner had purchased 2240 Dollarhide and would be added to list.
- 3. Normal Avenue Update.** Fred stated that there was no additional information to share.
- 4. Reserve Fund Study.** Bel reported that we had received a final draft of the commissioned reserve study and that she and Fred had met with Carson and Law and that they were very pleased with the result. The Reserve Study specifies targets for repairs and replacements that are the responsibility of the HOA and designates estimated funds necessary to accomplish such actions. As previously reported, the Reserve Study recommends that the current Reserve Fund

balance should be \$22,069. Tom Reid pointed out a few inadvertent errors in the report that should be corrected in the final report. Bel agreed to work with Carson to correct the errors and finalize the report. The final Reserve Study will be posted on the HOA web site.

5. Driveway Update: Judy reported that she had inspected all of the driveways with a concrete expert and they had concluded that no driveways for which the HOA is responsible were in need of repair at this time. Fred noted that the Reserve Study showed that the HOA would need to repair/replace certain sections of sidewalk in the coming years and also noted that there is an uneven section of sidewalk on Dollarhide near the wetlands. Judy agreed to consult with the concrete expert concerning repairing that section of sidewalk.
6. Painting on Abbott Street: Bel and Judy reported that the affected homeowners have agreed to paint their properties.

New Business:

1. Fred asked Ellen to contact the 6 homeowners on Dollarhide to remind them of their responsibility to maintain their property and paint their homes this summer. 2220 Dollarhide has already been painted.
2. The Board discussed sponsoring a neighborhood block party during the summer so that we can meet our neighbors in a relaxed social setting. Ellen agreed to chair the event with the assistance of Bobbi and other volunteers, and the Board allocated up to \$500 to provide food. The date of the event was set at Sunday June 12, from 2-6 pm.
3. Fred stated that he recommended that the Board review the policy concerning signs in light of the upcoming elections. The CC&Rs are not entirely clear on signage, and the City of Ashland does not have applicable regulations. The Board recommended that we inform owners that the Board recommends that such signs should be placed in the median in order to not interfere with mowing and that the signs be installed no more than 45 days of the election or event to which they relate and that they be removed promptly after such election or event. A letter will be sent to all homeowners informing them of the Board's position.
4. Merry Hart asked if the Board would consider reducing the HOA dues now that the Reserve Study has been completed and shows that the HOA has a current surplus. After discussion, it was agreed that the Board was not currently in favor of reducing the dues.
5. A discussion was held regarding replacing the sprinkler heads in the parkways to match the sprinkler heads on the lawns, which was raised in the Reserve Study. Fred agreed to review the costs of such action and report back at the next meeting.

Fred once again thanked owner Tom Wallech for his [ongoing] volunteer efforts in updating our website with current minutes and the treasurer reports along with all other information. The address is: www.eastvillagehoa.wordpress.com

The next East Village Board Meeting will held on July 28, 2016 at the offices of Reid, Hanna & Associates in Ashland.

The meeting was adjourned at 7:10 pm.

Respectfully submitted,

Ellen Fowler, Secretary

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