

East Village Homeowners Association

Board Meeting

April 23, 2015

Board Members Present:

Fred Stapenhorst
Tom Reid
Wayne Ralph
Bel Borg

Homeowners Present:

Jackie Ralph
Marilyn Hanna
Bobbi Stapenhorst
Merry Hart

Call to Order:

The meeting, which was held at Reid, Hanna & Company, LLP, was called to order at 6 pm by President Fred Stapenhorst.

Tom moved the minutes of the January 22, 2015 minutes be approved with one minor correction [misspelling]. Wayne seconded. Approved.

Homeowner's Forum/Correspondence:

Merry Hart asked for feedback on how things were going with her [low income] housing units. All present agreed things were going very well. The property was well maintained and the residents were good citizens of our small community.

President's Report:

The broken pipe on the corner of Engle & Dollarhide was repaired at a cost of \$350.

New upgraded landscape contract is signed and in effect with Brandon of US Lawns.

Treasurer's Report:

Tom gave an overview of the budget reporting all was well. Merging the two reserve accounts into one, as was approved at the last board meeting, has not happened yet but Tom will do soon.

Old Business:

Landscape Update by Bobbi Stapenhorst:

- Fruit-bearing plum trees on Dollarhide have been treated to avoid fruit
- Wetlands: trees were trimmed back. No permit yet to deal with the Cottonwood tree.
- Parkways: Lavender, Rosemary and assorted flower bulbs will be planted soon. The soil will be amended in some areas first.
- Mulching: this will be done in May. Homeowners will be notified of the date so windows can be left closed during the process.
- All irrigation system/sprinklers have been checked. Any homeowner needing help/repair with their backyard sprinklers may call Brandon of US Lawns. Backyard sprinklers are the responsibility of the homeowner.
- The irrigation schedule will be emailed to all owners soon.
- Leaning plum tree on Abbott & Engle: The root ball is exposed and Brandon has quoted a fee of \$295 to remove the tree and re-turf the area. Bel moved to approve/Wayne seconded. Approved.
- Wayne and Jackie Ralph reported the Birch tree in front of the house has Birch Fungus which is infecting the majority of Birch trees in Ashland. Brandon is unable to address this problem. Southern Oregon Tree Service will check it out for possible removal. A final quote will be presented to the board at a later date.
- A concern was expressed by board members that clean-up by the groundskeeping crew was not as thorough as it could be. Fallen branches were being left on the ground where the property ends near the pasture. Fly-away papers and other such items were being left and not cleaned up. Bobbi will relay this to Brandon.

Driveway Updates by Wayne Ralph:

- The approved driveway repairs will begin April 27th at 8am. Owners have been notified. It will take 2-3 days for project completion.

Emergency Contact List:

- We have a couple of homeowners who have not updated their contact information despite attempts by Fred to contact them. It was suggested we give our bookkeeper a call to see if she had the updates.

Normal Avenue Project:

- Bel said she recently received an updated email on the recent happenings with this issue and would forward it to the board. Medium-density building has been approved but there is great concern about the increased traffic on East Main Street, no sidewalks and concern with the added water use.

Website Update:

- Much thanks to homeowner Tom Wallech for his vigilance in updating our website with current notices and minutes. He does a great job and the board thanks him!

Reserve Fund Study:

- Fred asked this remain on the agenda for the next board meeting with no discussion at this meeting.

Update on CC&R's Violations:

- Fred reported the trash cans/recycle bins issue at 2240 Dollarhide is resolved. Carpenter working on repairs at this same residence has left his work trailer parked on Dollarhide for several days. Homeowner will let him know to move the trailer.

New Business:

Rent:Owner Occupy Ratio: Fred requested this remain on the agenda as a topic of discussion at our next meeting.

CC&R Compliance:

- Bel quoted **section 2.0 Site Guidelines under the East Village Design Guidelines Document** that stated *"Trash cans and recycle bins, which are taken to street on pick-up day must be returned to their screened areas or within a garage on the same day. Trash cans and recycle bins must be stored in an area that is not visible from the street."*
- Bel and the board agreed this policy needs to be enforced as there are other homeowners in violation. It was agreed that Jackie Ralph would knock on doors on Dollarhide and Bel would speak to owners on Abbott who are in violation.
- Bel also brought up the issue of her backyard neighbor extending the height of her backyard fence without prior board & neighbor approval. She quoted **section 4.7.3 of the East Village Design Guidelines** which states, *"Approval Required: No building, fence, wall or other structure of any type shall be erected upon property ... have been submitted to and approved in writing by the Architectural Review Board ..."* She said she didn't hate the look, but what if she did? She felt we needed to remind all owners that our community must read and follow the CC&R's. It was decided Fred would send an email to all owners that the board will enforce the CC&R's and penalties will be imposed.

House Painting on Abbott:

- Fred reported an owner called him with a concern regarding the back of the unit on 2274 Abbott. The sun beats in the backyards on Abbott and it was noted the [blue/gray] paint was blotchy on that unit and that it should be painted.
 - The majority of units on Abbott were painted in 2004 and owners should check their units for peeling paint trim and other exposed areas especially on the backyard side.
- The board will drive-by this particular unit and give their feedback.

General Compliance: Fred asked this be discussed at the July meeting.

The next EVHOA board meeting will be Thursday, July 23rd at 6pm and held at the offices of Reid, Hanna & Company LLP at 1101 Siskiyou Blvd in Ashland.

The meeting was adjourned at 7:15pm as agreed by all.

Respectfully submitted,

Belmira Borg
Secretary