

**East Village Homeowners Association  
Board Meeting  
January 17, 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 Staphenhorst – Member at Large

**Homeowners in Attendance:**

Bobbi Staphenhorst – HOA Landscape Liaison  
Dennis Read  
Carola Brucker  
Patricia Carpentieri

**Call to Order:** The meeting was called to order at 6:00 pm.

The Board accepted the agenda as presented.

The Board minutes from the meeting held on October 11, 2018 were approved as presented.

**Homeowners' Forum/Correspondence:**

Carola reported that she had engaged a painter to paint the exterior of her unit in the spring. Fred said he will follow up with the other two adjoining homeowners to see if they have made plans to paint their units.

**President's Report:** Judy introduced Patricia Carpentieri, the new owner of 2244 Abbott, who recently moved to Ashland from Oakland, California.

**Treasurer's Report:**

Tom reviewed the year end 2018 financial statements:

- The balance sheet shows year end 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 also compares year end 2018 and 2017. Expenses in 2018 were higher than in 2017, primarily due to the planned special projects such as the additional landscaping and watering.

- The proposed budget for 2019 was preliminarily approved at the October meeting but it is necessary for the Board to thoroughly review the budget at this meeting and approve a final budget. A discussion ensued about various line items that needed further detail.
  - The line item for special projects was recommended to be \$4000 since no significant additional landscaping was anticipated this year.
  - Judy reported that the fence on the far side of Abbott that runs along the vacant land (now designated as a park) and about 150 feet of wooden fence along the property line of a private homeowner at the corner of Clay and Abbott is the HOA's responsibility. The homeowner's wooden fence is rather old and sustained damage during the recent wind storms. Judy has been in contact with the homeowner and agreed to contact a fence contractor to do the needed repair, which likely will involve providing a new fence. Fred suggested that we add \$3000 to the budget for this matter as a separate line item.
  - Judy reported that she did not anticipate major sidewalk or driveway repairs in 2019 since significant repairs were done last year, but recommended adding \$3000 to the budget to take care of any smaller repairs that may be needed.
- Upon motion duly made and seconded, the proposed budget was approved with the following additions: \$4000 for special projects, \$3000 for replacing the fence along Abbott, and \$3000 for sidewalk repairs.

**Old Business:**

*Landscape Update:* Bobbi provided an update on the landscaping. She reported that Canopy Tree Service had done some regular pruning and maintenance and done an excellent job. The additional wetlands clean-up cost was expected to be no more than \$2000. She will be meeting with Brandon in March to discuss the contract for the upcoming year.

*Updated emergency contact list:* Ellen said that there were no changes to the list except for adding Patricia Carpentieri.

*Update on Painting, 2232 Abbott and 4 units on Dollarhide:* Previously discussed.

*Sidewalk Work for 2019:* Previously discussed.

**New Business:**

*Little Library Proposal:* Dennis Read presented information about possible participation in the national non-profit organization, The Little Free Library, which provides small standing structures in which neighbors may voluntarily exchange books. Dennis said that there were already 5 Little Libraries in other Ashland neighborhoods, and there are more than 75,000 throughout the world and showed pictures of one of the local little libraries and available models. There are several models of the small structures, all of which are unpainted, that may be ordered from the organization. Our little library would also receive a plaque to show that it is registered with the association. A discussion ensued about the desirability and cost of participating in the Little Free Library, and the consensus was that it would be a very nice addition to our community. The location was agreed to be in the parkway on Engle between

Dollarhide and Abbott. Dennis agreed to follow up and to serve as the little library steward for the first year.

Upon motion duly made and seconded, the Board authorized Dennis to look into this project and authorized up to \$600 for the structure and installation, and to add the authorized \$600 to the final 2019 budget, previously approved.

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

The meeting was adjourned at 6:52 pm.

Respectfully submitted,

Ellen Fowler  
Secretary

APPROVED