

East Village Homeowners Association

Board Meeting

January 22, 2015

Board Members Present:

Fred Stapenhorst
Tom Reid
Wayne Ralph
Bel Borg

Homeowners Present:

Bobbi Stapenhorst
Marilyn Hanna
Judy Gabriel

Call to Order:

The meeting, which was held at Reid, Hanna & Company, LLP, was called to order at 6pm by Fred Stapenhorst. Agenda was reviewed and approved as submitted.

Tom moved the minutes of the October 16, 2014 meeting be approved ~ Wayne seconded. Approved.

Homeowners Forum/Correspondence: none

President's Report: nothing to report

Treasurer's Report:

Tom presented an overview of the financial status of the HOA as of 12/31/2014 which shows current balances are good. Fred recommended the *Emergency Reserve Account* and *Reserve Account* be merged. Tom agreed there was no reason to have two separate accounts and will arrange for those two accounts to merge.

Old Business:

1. **By-Law Amendment Update – Section 4/4:** Fred consulted the HOA attorney who stated the board must have 75% approval of ALL OWNERS to appoint any new board members or make any other changes to the by-laws.

2. Bobbi, landscape liaison, presented **an overview of the current landscape situation**. She presented several estimates from US Lawns for improvements to the EVHOA landscape. Bobbi also presented a two-tiered approach to the **renewal of our contract with US Lawns**. One was the current base/minimal contract we've had with them to this point and the other was a more comprehensive agreement that would allow for on-going monitoring of all the sprinkler systems and heads, more spot-on trouble-shooting and more attention to the front yard and common area landscapes.

The Board voted on each recommendation as follows:

- Enhanced contract with US Lawn @ \$1023 a month was chosen. Tom moved/Wayne seconded. Passed.
 - \$1400 for mulching the front yards of all units. Tom moved/Wayne seconded. Passed.
 - \$750 - \$1500 on planting color spots throughout. Fred moved/Tom seconded. Passed.
 - \$450 to trim back trees in the wetland that are growing close from the home adjoining the property on Dollarhide as well as cleanup/haul away. Bel moved/Wayne seconded. Passed.
 - \$450 to remove the big tree also located in the wetland just behind the same residence BUT its removal is contingent upon the cost of the permit to do so. Tom moved/Bel seconded. Passed.
 - \$2500 to enhance the parkways with needed soil amendments and plantings. Bel approved/Tom seconded. Passed.
3. **Update on condition of driveways:** Wayne reported 4 more driveways are chipping and need repair. The two worst are located at 2208 Abbott Ave and 2234 Dollarhide. These repairs would be stand-alone repairs [the next door properties were fine]requiring individual job quotes which will take the HOA costs up to do as compared to the last two years. The HOA is responsible to pay for repairs from the 'pin' in the driveway to the curb. The homeowners are responsible for everything from the 'pin' to the garage doors. Bel moved the board approve a budget of \$3500 to repair these two driveways ~ Fred seconded. Passed. Wayne will contact the homeowners.
 4. **Emergency Contact List:** nothing new to report
 5. **Normal Avenue Update:** nothing new to report
 6. **Website Update:** Fred thanked Tom and Judy Wallech for their on-going help/support with the HOA's website. They post all the HOA reports to the website and Tom has made some changes. Fred encouraged the board and homeowners to check it out!
 7. **Reserve Fund Study:** According to the HOA attorney, the Reserve Study should have been done by the developer. There is a cost of \$2500 to \$4000 to do one now. Fred requested this topic be moved to the next board meeting.

New Business:

1. **Annual Insurance Review – Bylaws Section 6.3:** Insurance coverage runs August to August. Upon receipt, the board will review for coverage.
2. **Keys and Color Samples:** Mystery keys and color samples that Fred came across while going thru several old HOA boxes, were handed over to Wayne for safe keeping.
3. **ARB Amendment request dated 7/6/2012:** As stated earlier in the meeting, any changes to the by-laws must be approved by 75% of the homeowners. Therefore, this amendment is invalid.
4. **CC&R Violations –Section 4.1.2 & 4.2:** The board received a complaint with one home on Dollarhide that has trash cans, several recycle bins and other items in the driveway and on the front porch which is in violation of the CC&R's. It was agreed Bel would contact the owner to resolve this issue.
5. **Future Discussion Regarding Renters:Owners-Occupy Ratio:** While putting together the emergency contact list, it brought to light the fact that of the total 36 units in EVHOA only 15 actual owners live onsite – the rest are renters which could have some possible side- effects for anyone trying to buy a unit here. Fred said this will be a topic of discussion at the next board meeting.
6. **Other:** Fred requested a budget revision so the board can start putting money into the reserve account on a routine monthly basis. Tom will do so.
 - a. Wayne reported the white Sycamore tree in front of his home is diseased. They are trying to save it but it may be dying. We will ask US Lawns to check it out.

The next EVHOA Board Meeting will be held on Thursday, April 23, 2015 at the business location of Reid, Hanna & Company LLP, 1101 Siskiyou Blvd., Ashland.

Wayne moved the meeting be adjourned at 7:13pm. Tom seconded. Passed.

Respectfully submitted,

Bel Borg
Secretary
East Village HOA