

**East Village Homeowners Association  
Board Meeting  
January 20, 2022  
Reid, Hanna, Johnson Company  
Ashland, OR**

**Board Members Present:**

Judy Butler – President  
Tom Reid – Treasurer  
Fred Staphenhorst- Secretary  
Bel Borg – Member at Large

**Homeowners in Attendance:**

None (Due to Covid concerns)

**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 21, 2021 were approved as presented.

**Homeowners' Forum/Correspondence:** The board viewed a presentation by Kerry KenCairn, owner of KenCairn Landscaping, on a Zoom call with her. The presentation was an initial design presentation of a possible future xeriscaping plan for our HOA. The Board had approved engaging KenCairn Landscaping to develop design plans at its last board meeting in October. At the conclusion of the presentation Kerry requested that the board submit comments and questions to her by Wed, January 26.

An owner recently contacted Judy and expressed how impressed he is with the overall condition (landscaping, sidewalks, upkeep) of our HOA.

Another owner also recently contacted Judy and noted that small branches in the parkways need to be removed from the parkways so as not to inhibit parkway plantings. Bel will have US Lawns work on the clean-up during their next visit.

**President's Report:** Judy reported on her participation with the City of Ashland planning department's meetings regarding the development of the E. Main Street park, which borders our HOA on Abbott St. Judy attended a meeting last week and will attend another one next week. At present the group is reviewing preliminary plans for the park.

**Treasurer's Report:**

Tom reported on the final financial statements for 2021.

The Balance Sheet, which is primarily cash, is in excellent condition with a cash balance of \$65,221, which is approximately \$7000 greater than last year.

The Profit and Loss statement showed a net income for the year of \$6874, a better than budgeted result and is due to some expenses coming in under budget. Of note, our water bill for the year was \$8643, a savings of more than \$1000 from the previous year. This is a result of reducing the watering times during last year's summer of drought.

Tom also reviewed the proposed budget for 2022. Several adjustments were made to the proposal during a lengthy board discussion. Tom will incorporate those adjustments into a final budget, which will be approved by the board via email, and posted to the HOA website.

**Old Business:**

**Landscape Update:** Bel reported that our landscaping service, US Lawns, is now on a winter schedule with minimal maintenance. Full maintenance will re-commence in March.

Bel and the board also discussed the need to have an inspection done of the sprinkler systems in the backyards of all units in our HOA. This inspection will identify where repairs are needed. Bel and Judy will work with US Lawns and the owners on how to organize this inspection including a reasonable method to access owners' backyards. Inspections would be at no cost to the owners.

It was noted that during the Annual Owners meeting in October one owner expressed a concern that many of the arborvitae in backyards throughout the HOA are either dead or have dead tops. This is both unsightly and a potential fire hazard (arborvitae are very flammable). Owners have a responsibility, as stated in our CC&Rs, to keep their backyards neat and visually pleasing, and by implication free of potential fire hazards. Judy will send out an email to all owners reminding the owners of arborvitae to either remove them entirely or trim back all the dead areas.

**Tree and Wetlands Maintenance:** Fred reported that the annual tree and wetland pruning and maintenance by Canopy Tree Services was completed earlier in January, at a cost of \$3000. Canopy will return, as a part of this process, later in the Spring for some additional clean-up in the wetland areas.

**Updated emergency contact list:** Fred has previously sent out an updated Contact List and indicated no additional changes have occurred.

**Sidewalk Work for 2022:** Judy reported that she will work with our sidewalk contractor in March to identify any areas throughout the HOA that are in need of repairs. Judy expects that repairs will be minimal this year.

**New Business:**

**Status of 2022 Reserve Study:** Judy will proceed with the completion of the annual Reserve Study Update with our reserve study company and the final product should be completed by the end of February and posted to our website.

The meeting was adjourned at 7:15 pm.

Respectfully submitted,  
Fred Staphenhorst, Secretary