

**East Village Homeowners Association  
Board Meeting  
January 21, 2021  
Virtual Meeting via Zoom**

**Board Members Present:**

Judy Butler – President  
Tom Reid – Treasurer  
Fred Staphorst- Secretary  
Bel Borg – Member at Large & Landscape Liaison

**Homeowners in Attendance:**

None

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

The Board accepted the agenda with Judy adding two items under Homeowners' Forum/Correspondence  
The Board minutes from the meeting held on Oct. 22, 2020 were approved as presented.

**Homeowners' Forum/Correspondence:**

- 1) A homeowner requested payment from the HOA for the replacement of a window the owner claims was scratched by a tree in her front yard scraping the window. As the work was completed prior to board review with no proof of direct causation or time of occurrence, the board voted not to reimburse for the replacement.
- 2) A resident in an adjacent HOA which abuts our Wetlands #3 is concerned that excessive growth in the wetlands may pose a fire hazard. We have been working with a tree service and the City to clean up and cut back the growth (this work was completed Jan 19). We will have an inspection by the City in the near future to assure that we are in compliance with fire prevention requirements. Fred will meet with the City inspector and the tree service owner. At that time we'll ask the city to also clarify the boundaries of Wetlands #3 and where EVHOA's responsibility for Wetlands #3 fire prevention is required.
- 3 A homeowner also complained to Judy that marijuana smoke/smell was frequently coming from their neighbor's unit. Judy will encourage the homeowner to speak with their neighbor and ask them to refrain from this nuisance. If that fails, Judy will communicate with the owner of the neighboring unit directly.

**President's Report:** Judy reported that she is monitoring the City's plans for a city park in the property along Abbott and E. Main, across from our Abbott units. The project is currently in the bid phase.

**Treasurer's Report:**

Tom reviewed the final 2020 financial statements. The Balance Sheet continues to be strong with a good cash position, \$58,222, slightly down from 2019. The annual Profit & Loss statement showed a loss of \$4300 on \$43,800 in revenues. Most of the loss for the year is due to additional landscaping projects. The HOA maintains more than sufficient reserve funds to cover unforeseen expenses.

Tom also presented a preliminary 2021 budget. The board agreed to allocate \$3000 to sidewalk repairs, \$2000 for landscaping upgrades, and \$4000 for additional routine landscape maintenance. Tom will also

reduce the landscaping contract and water bill amounts to reflect a more realistic cost. Our goal with this budget is to “break-even” by the end of the year.

On motion duly made and seconded, these changes to the preliminary budget were adopted. Tom will make these changes to the 2021 budget, email it to the board members for final review, and then posted to the HOA website.

Finally, Tom will make both the 2020 and 2021 reserve fund transfers from our general checking account into our reserve fund account in the amounts of \$2132 and \$2196 respectively, as stipulated by our 2020 Reserve Fund Study.

**Old Business:**

*Landscape Update:* Bel reported that with winter weather our service is very limited to clean-up and attending to minor details.

*Tree and Wetlands Maintenance:* Fred reported that Canopy Tree services has completed their annual tree pruning throughout the HOA. During the pruning the Canopy crew also removed weeds and shrubs in the wetlands to comply with City of Ashland fire prevention requirements as noted earlier in the minutes.

*Updated Emergency Contact List:* Fred, who maintains the list, recently sent an updated version to the board. The list does not include the new owners of 2234 Dollarhide – Tom has that information and will forward it to Fred.

*Sidewalk Work for 2021:* Judy will review our sidewalks with our contractor and report back at the April board meeting.

*Status Update on Individual Property Improvements:* All owners have made any minor improvements previously requested by the Board, except one owner who still needs to paint a small section of her fence. Judy has re-contacted this owner and been assured it will be painted by this Spring.

**New Business:**

*Status of 2021 Reserve Study:* Judy is currently working with our consultants to have the study completed and posted to the HOA website.

**Executive Session:**

The board convened a brief Executive Session to discuss board membership.

The next board meeting will take place on April 22, 2021.

The meeting was adjourned 7:25 pm.

Respectfully submitted,  
Fred Staphorst, Secretary