

**East Village Homeowners Association  
Board Meeting  
July 21, 2022  
Reid, Hanna, Johnson Company  
Ashland, OR**

**Board Members Present:**

Judy Butler – President

Tom Reid – Treasurer

Fred Staphorst- Secretary

Bel Borg – Member at Large

**Homeowners in Attendance:**

Carola Brucker

**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 April 7, 2022 were approved as presented.

**Homeowners' Forum/Correspondence:** No input from homeowners.

**President's Report:** Judy had nothing to report

**Treasurer's Report:**

Tom reported to the board that he has re-formatted the HOA's P&L to make it more understandable and useful. He then summarized financial results for the first six months of 2022 (January-June):

The Profit and Loss statement showed expenses to generally be in line with the budget. However, the board had approved two extraordinary expenses during that period: A backyard irrigation review & repairs project at a cost of \$1336, and a landscape re-design plan for \$4881. The affect of these two expenses left us with a net loss for the six months of \$4237. Tom reminded us that these were both one-time expenses. Of particular note regarding expenses is the fact that our water costs, year-to-date, were only \$865 (last year for the first six months water cost was \$1705).

Regarding the Balance Sheet Tom indicated we are in an excellent cash position with total cash at \$59,484.

Total assets are \$62,534. Tom also indicated he will transfer our annual Reserve Account contribution from our general checking account to the Reserve Account in the next couple of weeks (\$2000).

**Old Business:**

**Landscape Update:** Bel provided a detailed update on the landscaping, including:

- 1) All front yard sprinklers have been checked, repaired, and adjusted as needed.
- 2) Shrubs/hedges are trimmed 4x's per season and the first round is completed; second round will start July 15.
- 3) Trees next to units have all been trimmed and topped.

Subsequent to a discussion later in the meeting regarding potential xeriscaping the board also approved the following:

- 1) A front lawn on Dollarhide will be re-sodded where a tree was recently removed.
- 2) Several dead or dying shrubs throughout will be removed and replanted with fire resistant/drought resistant plants.

3) The irrigation schedule will remain at the current minimal level to conserve water unless lawns are in danger of dying completely.

**Xeriscaping Project Update:** The board has received and reviewed all plans from KenCairn Landscape Architects for a comprehensive xeriscaping of all HOA-owned grounds in the entire development. As part of the plans KenCairn provided a reasonable estimate of the total cost of such a project. Although the estimate was not exhaustive it provides a reasonable guide to the approximate cost of such a project. The estimate is \$350,000.

The board quickly recognized that a cost anywhere in this neighborhood is not feasible for our HOA. The board agreed that we have executed our due diligence at investigating the feasibility of comprehensive xeriscaping and must explore other options for our primary objectives: saving water and reducing fire hazard.

To this end we directed our Landscape Liason, Bel, to explore the cost and feasibility of a “pilot” xeriscaping plan for the front yards/front beds only (not parkways) of several units along Abbott. Bel will utilize the planting suggestions from KenCairn when she solicits bids. The project would include removing existing lawns, modifying the existing irrigation system to handle xeriscaping, soil amendment as needed, and plantings.

**Tree and Wetlands Maintenance:** Our tree service company, Canopy, did a thorough pruning in July of the large elm tree at the corner of Clay & Dollarhide at a cost of \$637.

**Updated emergency contact list:** Fred has previously sent out an updated Contact List.

**Sidewalk Update:** Judy reported that sidewalk repairs have been completed for the year and consisted of replacing four different sections which were uplifted by tree roots. Cost was \$2675.

**New Business:**

**Late Payments of HOA Dues:** Between four and ten owners each month are over 30 days delinquent with dues. This problem seems to persist. The board agreed that our bookkeeper will notify owners with a Delinquent Notice during the month after the 30-day delinquency. The standard Delinquency Notice to be used by our bookkeeper will be drafted by Judy and Tom and include Judy's name at the bottom as president. The Delinquency Notice will clearly state the amount overdue.

**Sale of “Horse Field”:** The 5 acre field behind the Dollarhide units (Horse Field) was recently sold to a corporation in San Diego. We have had difficulty contacting the new owners. Judy will attempt to contact them by mail and ask them to clear the overgrown brush that currently poses a fire hazard to our HOA.

**Posting Insurance Information:** The board agreed that we will post our certificate of insurance on the HOA website, letting current owners and potential buyers know that our insurance is in force.

**Call for Board Member Candidates:** In preparation for the Annual Board election in October, the board discussed the need to recruit homeowners to serve on the Board. The four current board members, who are suffering burnout, have all been serving for five or more years. Although the four board members have agreed to serve another year, they all feel it is important to bring new members into the board in order to assure that our HOA continues to be effectively managed in the years to come.

To this end Judy will send out a separate email notice calling for owners to step forward as board member candidates at the upcoming October Annual Meeting.

**October Annual Meeting:** The board agreed that barring any additional Covid-19 restrictions we will hold our Annual Meeting and regularly scheduled Board Meeting in person on October 27, 2022. Judy will contact

Grizzly Peak Winery in Ashland as a venue for the meetings as well as a casual Happy Hour preceding the meeting. Judy will report her findings to the board in order to finalize arrangements.

The meeting was adjourned at 7:30 pm.

Respectfully submitted,  
Fred Stapenhorst, Secretary