

East Village Homeowners Association

Board Meeting

Siskiyou Eye Center

648 N. Main Street, Ashland OR

October 27, 2016

Board Members Present:

Fred Stapenhorst, President

Tom Reid, Treasurer

Ellen Fowler, Secretary

Bel Borg

Judy Butler

Homeowners Present:

Bobbi Stapenhorst

Kay Hilton

Ute Hallstein

Wendy Daniel

Mary Werner

Carola Brucker

Joe Vollmer (Access)

Lesley & Ron Kaufman

Dennis Read

Marilyn Hanna

Call to Order:

The regular EVHOA Board meeting was called to order by President Fred Stapenhorst immediately following the Annual Homeowners Meeting at 7:05 PM.

The agenda was reviewed and approved.

The July 28, 2016 minutes were unanimously approved as presented.

Homeowner's Forum/Correspondence:

The President invited comments from homeowners. Because the homeowners present had the opportunity to participate in the immediately preceding annual meeting, no additional discussion occurred.

President's Report:

Fred stated that he had nothing to report in addition to his report at the Homeowners meeting.

Treasurer's Report:

The Treasurer presented the profit and loss statement and balance sheet as of June 30, 2016 and the profit and loss comparison to 2015 for January through June. He also reported on the HOA dues aging summary. He stated that the financials were on track and he had no concerns.

Old Business:

1. Landscape Update: Bobbi

General and Blackberries: We are exploring methods of eradicating the invasive blackberries in the wetlands adjacent to the Access property and will be obtaining an estimate for that project. She is also discussing with U.S. Lawns additional parkway plantings for the spring.

Plum Trees. Bobbi and Fred will explore additional methods of preventing fruiting with U.S. Lawns and possibly other service providers.

Lawn Issues. Bobbi reported that some lawns have been developing brown spots and she is working with Brandon to address. The cause may be heat-related stress.

2. Updated Emergency Contact List. Ellen stated the emergency contact list is current, subject to any changes made at the Annual Meeting.

3. Driveway and Sidewalk Update: Judy reported that she had met again with the concrete contractor regarding repairing the sidewalk sections previously identified as needing repair. The estimated cost is about \$1800 and will be completed this fall. The Board unanimously approved the expenditure, to be paid from the Reserve Account.

Painting on Abbott Street and Dollarhide: Fred, Bel, and Judy reported that all of the affected homeowners have painted their properties.

New Business:

1. Fred stated he recommended that Board consider waiving HOA dues in January 2017. Tom stated that the financial condition of the Association was healthy and agreed that a one-time abatement of dues in January would not impair the financial position of the Association. On motion duly made and seconded, and unanimously passed, the Board agreed to waive the January 2017 dues for all homeowners. Fred agreed to send a notice to homeowners.
2. Landscape Improvements: The Board asked Bobbi to report back at the next meeting concerning suggested improvements to our landscaping. Bel suggested that we explore obtaining signage to identify our community, similar to the surrounding developments. The Board agreed that it would be a good idea and will discuss at the next Board meeting.
3. The Board reviewed the proposed budget for 2017. The proposed budget was approved with the following changes:

- Income reduced by \$3600 to reflect the January 2017 dues abatement
- Block Party budget increased to \$600
- Landscaping monthly contract increased to \$15,800
- Landscaping Special Projects increased to \$5000
- Landscaping Additional Maintenance reduced to \$1835 from \$2000
- \$1800 for sidewalk repairs to be paid from the Reserve Account

The next East Village Board Meeting will held on January 19, 2017 at Tom Reid's office.

The meeting was adjourned at 7:30 pm.

Respectfully submitted,

Ellen Fowler, Secretary