

**East Village Homeowners Association**  
**Minutes of Board Meeting**  
**October 24, 2024**  
**YMCA**  
**Ashland, OR**

**Board Members Present:**

Judy Butler – President  
Tom Reid – Treasurer  
Fred Stapenhorst- Secretary  
Bel Borg – Member at Large  
Marilyn Hanna, Member at Large  
Chris Stanek, Member at Large

**Homeowners in Attendance:**

Brad & Ginny Nichols

**Call to Order:** The meeting was called to order at 7:00 pm.

Fred requested that the topic of Owner Dues be added to the agenda. Otherwise, the Board accepted the agenda as presented.

The Board minutes from the meeting held on July 18, 2024 were approved as presented.

**Homeowners' Forum/Correspondence:** Nothing to report.

**President's Report:** Judy passed with nothing to add to her report at the Annual Homeowners Meeting.

**Treasurer's Report:**

Tom had nothing more to report regarding current financials beyond what he presented in the Annual Meeting.

Tom presented a preliminary budget for 2025. The board discussed adjustments that will need to be made to landscaping and sidewalk maintenance expenses, however, more information will be needed before a reasonable estimate can be included for those expenses.

As an addition to the Treasurer's Report the board approved \$100 as the amount for owners' dues for all of 2025. The board acknowledged, however, that as expenses rise, and we have a desire to make other property enhancing improvements (for example, the wetlands rehabilitation project), dues may need to rise in future years. The board agreed that they will take up the issue of owner dues in the January meeting and subsequent meetings, if necessary. It was noted that our CC&Rs restrict the board to increases of no more than 20% in any single year

**Old Business:**

1) Landscape Update: Bel reported that irrigation will wind down and be shut-off completely in the next couple of weeks. Also, sometime in November US Lawns will decrease their scheduled visits to every two weeks or less depending on weather conditions. Spraying blackberries in wetlands #2 and #3 is complete for the year. A lawn on Dollarhide will be reseeded in the Spring.

Bel also reported that bark in some beds is showing bare soil. The board asked Bel to solicit an estimate from US Lawns to re-bark these particular areas.

2) Tree & Wetlands Update: Covered in the Annual Meeting.

3) Updated Emergency Contact List: Fred sent out the updated version recently – nothing new to add.

**New Business:**

1) Election of Officers for 2024: Upon motions duly made and seconded, the following officers were elected:

Pauline Short, President

Tom Reid, Treasurer

Judy Butler, Secretary

Although not official positions, it was noted that Marilyn Hanna will serve as an assistant to Tom Reid. Like Tom, Marilyn is a CPA. Chris Stanek will take-over sidewalk/driveway maintenance, and Fred Stapenhorst will continue supervising tree and wetland maintenance.

2) Follow-ups from Annual Meeting: Chris Stanek volunteered to investigate the legal boundary between the south edge of our HOA property and the “horse field”. There is some question whether the back fence of the units along Dollarhide are actually on the property boundary, or slightly inset. Chris will report his findings to the board.

**Schedule of Quarterly Meetings for 2023**

The following dates were established for the Board meetings for 2024:

January 16

April 24

July 17

October 23 (annual meeting)

The meeting was adjourned at 7:55 pm.

Respectfully submitted,  
Fred Stapenhorst, Secretary