

**East Village Homeowners Association**  
**Minutes of Board Meeting**  
**April 24, 2025**  
**Reid, Hanna, Johnson Company**  
**1101 Siskiyou Blvd.**  
**Ashland, OR**

**Board Members Present:**

Pauly Short – President  
Judy Butler - Secretary  
Bel Borg – Member at Large  
Marilyn Hanna - Member at Large  
Chris Stanek - Member at Large  
Fred Stabenhorst – Member at Large

**Absent:**

Tom Reid - Treasurer

**Homeowners in Attendance:**

Carola Brucker  
Bradley Nichols  
Jamie Meadows of Access

**Call to Order:** The meeting was called to order at 5:56 pm.

**Agenda:** The agenda was accepted as presented

**Minutes:** The Board minutes from the meeting held on January 16, 2024, were approved as presented.

**Homeowners' Forum/Correspondence:** Access sought clarity on what services they received as they operate independently but contribute a monthly assessment fee. The board explained that the fee is associated with the title and would require a legal removal. The residents are free to enjoy the common areas

**President's Report:** Nothing to report

**Treasurer's Report:**

Marilyn, standing in for Tom, reviewed the year-to-date Balance Sheet and Profit & Loss Statement. The Balance sheet showed that total assets, at Quarter 1 end, are \$7,641 less than last year.

The P&L showed net income of \$3,935 compared to \$5,478 last year.

The final 2025 Budget, adjusted to add expenses for mulch remediation and sidewalk repair estimate was presented and approved. With these additional expenses, the HOA will have an operating loss of \$6,600 for 2025

**Old Business:**

- 1) Landscape Update: Bel reported that US Lawns has returned to a weekly schedule on Tuesdays. They have tested and made minor repairs to the irrigation systems. The system was turned on the week of

April 20 for short runs to start the season: front yards and parkways on Wednesday, Friday, Saturday and Sunday; backyards on Monday, Wednesday and Friday.

New Mulch was applied in March; lawns were aerated and, along with the plants, have been fertilized

- 2) Updated Emergency Contact List: Judy will update the board once the final information is received for the new owners of 2216 Dollarhide
- 3) South Boundary Research: Chris terminated his research on the south boundary as the plans for a new development have been approved by the city which includes that swath of property. Now that the field has been incorporated into the City of Ashland, the HOA has recourse to request weed abatement on the property.
- 4) East Main Street Park Update: Judy reported that due to an unexpected City budget shortfall that the Park development has been put on hold

#### **New Business:**

- 1) Delinquent Dues: The board approved Pauly's sending the homeowner who is 4 months delinquent, and who has not responded to several efforts to contact them, a registered letter requesting payment. The letter will outline subsequent actions if the dues are not paid. The board will use this action whenever this situation arises  
Our bookkeeper will be instructed to send the accounts receivable report to all board members
- 2) Owner's Dues Increase: Based on 2024 financial results and the projected 2025 budget shortfall, the board is considering raising dues for 2026. Tom and Marilyn created a projected budget for 2026, adjusted for inflation, to determine the dues needed to meet the expenses. Marilyn presented 3 increase scenario's and recommended taking monthly dues from \$100 to \$120, for a 20% increase, beginning January 2026. Dues were last adjusted in 2010. The board agreed with this recommendation and moved to finalize the rate in the July BOD meeting.
- 3) Sidewalk Maintenance: Chris presented a list of slabs that he felt needed maintenance. Most slabs are raised by at least  $\frac{1}{2}$ " which is Ashland's trigger point for remediation. Chris will now contact 1 or 2 contractors to review and provide an estimate for the work. Chris will submit the estimates by email to the board rather than wait until the July meeting.

#### **Next Meeting will be July 17, 2025**

Wetlands maintenance will be added to the July agenda

The meeting was adjourned at 7:10 pm.

Respectfully submitted,  
Judy Butler, Secretary