

East Village Homeowners Association
Minutes of Board Meeting
July 17, 2025
Reid, Hanna, Johnson Company
1101 Siskiyou Blvd.
Ashland, OR

Board Members Present:

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

Homeowners in Attendance:

Carola Brucker
Bradley Nichols

Call to Order: The meeting was called to order at 5:30 pm.

Agenda: The agenda was accepted as amended for the Treasurer's Report:
 'Monthly Updates' changed to 'Financial Updates'
 Add Insurance Renewal

Minutes: The Board minutes from the meeting held on April 24, 2024, were approved as presented.

Homeowners' Forum/Correspondence: Nothing to Report

President's Report: Nothing to report

Treasurer's Report:

Tom reviewed the year-to-date Balance Sheet and Profit & Loss Statement as of June 30, 2025.

The Balance sheet showed that total assets, at the end of the second quarter, are \$2,344 more than last year.

The P&L for the six months ended June 30, 2025, showed net income of \$2,007 compared to a net loss of \$3,801 last year.

Tom reported the Liability Insurance for 2025-2026 increased to \$894 from \$625, an increase that is being charged to HOA's nation-wide.

Old Business:

- 1) Landscape Update: Bel reported that the irrigation schedule has been adjusted: front yards and parkways daily except Tuesdays; backyards on Monday, Wednesday, Friday and Saturday.
 1st Wetland cleaning completed; next cleaning should be scheduled for late August/early September

13 Spirea plants were replaced at no cost to HOA
Continuing sprinkler head and broken pipes repairs/replacements

- 2) Updated Emergency Contact List: A new email address for one homeowner, continuing to obtain missing phone numbers for 2216 Dollarhide
- 3) Delinquent Dues: A registered letter sent to a homeowner with \$700 delinquent account received no response. The board approved employing a lawyer to initiate a property lien against the owner. The lien will include both outstanding dues and associated legal fees.
- 4) Sidewalk Maintenance: Chris reported that demolition and replacement of affected slabs will likely begin the week of July 21, depending on the contractor's current workload. The contractor will obtain a work permit and schedule an inspection from the city for the job. Completion is expected within 3-4 days of start. Chris was reminded to caution the vendor regarding irrigation pipes which are located close to the surface. The board wanted to ensure the vendor will be responsible repairing any damage to the pipelines that may be incurred.
- 5) Owner's Dues Increase: Based on 2024 financial results and the projected 2025 budget shortfall, the board approved raising dues from \$100 to \$120 for 2026. This is the first increase since 2010 and will begin in January 2026 dues. Communication of the change to the homeowners will be important and will be included on the October Annual Meeting agenda. Notices will include reminders for homeowners who prepay into 2026 to include the new rate.
- 6) Tree Maintenance: Annual Tree pruning and maintenance was completed within the last month by Canopy Tree. Fred reported that the Dollarhide Plum trees are fragile and beginning to breakdown and will need to be replaced. The board approved getting estimates for removal and replacement for each of the 4 trees.

New Business:

- 1) Wetlands 1 Maintenance: The riparian area is behaving as expected – the new plants are thriving with their individual drip irrigation heads; the weeds have died back.
- 2) Parking: The City of Ashland was contacted about an apparent abandoned car at the corner of Dollarhide and Abbott. Due to cutbacks no action has been taken by the city. To determine if the car is abandoned, Bel will attempt to reach one East Village resident who might be the owner.
- 3) Weed Abatement at 300 Clay Street Field: Chris agreed to attend a City Council meeting to raise the issue of limited action on the owner's part to remove the dry vegetation from the property causing grave fire danger concerns to the residents on Dollarhide.

Next Meeting will be the Annual Meeting at 6:00 pm, October 23rd, 2025, Ashland YMCA

The meeting was adjourned at 6:41pm.

Respectfully submitted,
Judy Butler, Secretary