

**East Village Homeowners Association  
Minutes of Board Meeting  
January 15<sup>th</sup>, 2026  
Reid, Hanna, Johnson Company  
1101 Siskiyou Blvd.  
Ashland, OR**

**Board Members Present:**

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

**Absent:**

Tom Reid – Member at Large

**Homeowners in Attendance:**

Brad Nichols  
Virigina Nichols  
Marie Lange

**Additional Attendees:**

Ryan Csaftis, Bentella Development  
Amy Gunter, Rogue Planning

**Call to Order:** The meeting was called to order at 6:00 pm.

- 1) The agenda was accepted as presented.
  
- 2) The Oct 23, 2025, Board Meeting minutes were approved as presented.

**President's Report:** Pauly led discussions on the following:

1) Boundary line issues with Caldera Oaks Development: Ryan Csaftis and Amy Gunter explained that the 2004 original survey of the south border of East Village property was ambiguous. It was subsequently hardened by the County in a 2008 survey. The updated survey defined the property line 1.5' to 2' inside the 2004 line. This new line was never communicated to the affected homeowners. Caldera Oaks obtained the additional property and developed plot plans using the new dimensions. Caldera Oaks is proposing to remediate the issue by erecting new back fences for the affected units on the 'new' property line at their expense. The Board pushed back on this solution and proposed alternative solutions. As there was no agreed upon a solution, and the Board cannot make a decision for the affected homeowners, the Board asked that Ryan draft a proposal explaining the issues and solutions which will be presented to the affected homeowners.

2) Wetland #1 issue: Pauly asked that the Board monitor the wetlands around the Access property during heavy rain and report any potential flooding issue

3) Claim form was filed with the City of Ashland for reimbursement for the removal of a downed tree in Wetland #3

4) Delinquent Dues Legal Action: The lawyer has filed a lien on the unit for which no monthly dues have been filed in over a year

**Treasurer's Report:**

1) Financial Report, Year-end 2025: Marilyn reported on our year-end finances. The Profit & Loss statement shows that expenses exceeded income by \$11,510 for 2025 due to increased expenses for landscape maintenance and irrigation water. Total Assets were reported as \$11,726 less than 2024

2) The Board approved the 2026 budget as amended to add \$1,350 for a tree removal and replacement and reduce the sidewalk repairs by \$2,500. The 2026 budget provides for income exceeding expenses by \$1,160.

**Old Business**

- 1) Bel reported that USLawns is on a bi-weekly winter schedule which will continue until March
- 2) Judy will publish a new emergency contact list for the new owners of 2275 Dollarhide once all of the information has been gathered
- 3) The Board discussed the need for exterior painting on Dollarhide units. The subject has been tabled until the next meeting so the Board can monitor the impact of the heavy machinery and building activity from the Caldera Oaks Development

**New Business**

1) Fred presented 2 estimates for tree replacements in the community: one for \$1,350 to replace storm-felled trees on Abbott; the second for \$2500 which also adds a replacement Plum tree on Dollarhide. The Board voted to just replace the felled trees on Abbott.

2) The Board voted to accept the USLawn Service Contract for 2026.

The next quarterly Board meeting is scheduled for April 23, 2026

The meeting was adjourned at 7:45 pm.

Respectfully submitted,  
Judy Butler, Secretary

