

HOA Minutes, May 6, 2022

Present:

David Spinney, President
 Valerie Atchison, Secretary
 Jeanne Hoadley, Board Member
 Bram Larrick, Board Member

Minutes from April were approved.

Treasurer's Report: no information forthcoming yet from the Treasurer, Elaine. Online accounting needs to be set up so that data will be available to the whole Board.

Existing contractual agreements need to be clarified.
 Jeanne suggests that we should hire an accountant.

Bark Removal from Common Areas: 3 estimates were obtained:

- 1) Martín: ca. \$10/sq. ft, remove bark and replace with soil for a total estimate of \$8500
- 2) Sabino: remove bark: \$1950
- 3) Ty Haggard: remove bark: \$800

Ty is an Ashland City Firefighter , and he concurs that the bark should be removed.

David will give the job to Ty as long as it can be done by the end of May.

Bench Project : anchors for the benches twist into the ground and attach through "unmoveable" bolts on the benches . Bram and David will install them.

Traffic safety:

-Restricting wrong-way access to the alley: Various solutions were addressed; safety issues and liability concerns were discussed. Is there money available in the account to hire someone to install the entry barrier, if necessary? Jeanne pointed out that the alley access is on Evan's property.

-In response to our request for stop signs on Clearview, the City placed traffic counters on both ends of Wintersage, rather than on Clearview. Working with the City, what can we do to increase traffic safety?

Irrigation and parking strips:

-According to Martín, the strip on the east side of Clearview is not watered by the HOA.

-The area by the mailboxes, bordered by Clearview and Wintersage is the HOA's, however, the homeowner, Carl, has been charged with watering it without compensation—this should be addressed. Also, across the street, on the east side of Clearview, which is City land and is supposed to be maintained by the City of Talent, weeds are not mowed, and the trees are not maintained. Bram has tried to keep the trees alive.

-Irrigation lines in the parking strips are on the surface and are unprotected. They need to be covered and maintained.

-Irrigation problems continue, the system may need to be repaired. The HOA had a \$1000 bill for water.

Landscaping:

- Fire safety: the City of Ashland has a firewise demonstration garden behind their fire station, David suggests we visit it.

We are putting together a list of suggested plants for the HOA.

-Maintaining safety of the strip along the alley—it is Evan's property, but it isn't well-maintained by Evan. Several homeowners have planted and do a good job of maintaining the strip behind their property.

-Issues with landscaper—he wasn't paid for trees he planted because they were planted in the summer without irrigation and they died.

-Waterwise plantings: Fleur de Lawn has been suggested for the park space. Jeanne would like to see an example of it before we use it.

Notice for all residents: David will draft a notice we can place on each door, asking for email addresses for every resident, including renters. The notice will direct everyone to the HOA website. David will draft a letter for the website. Valerie will place the door notices.

Use the neighborhood Facebook page to direct residents to the HOA website, indicate that the website is the official source of information for the HOA.

Architectural Review Committee: Three positions need to be filled. Bram is on the Committee. David nominated Kat.

Revising the CC&Rs and the Rules & Regulations: what are the legal concerns, and is an attorney required to vet the new documents.