

Hope Valley Green HOA Meeting Minutes  
Approved Meeting Minutes September 7<sup>th</sup> 2008  
4pm @ The Harris residence 4430 Sun Valley Drive

Directors and Officers Present: Elizabeth Richani, Carl Harris  
Many homeowners were in attendance  
Several proxies were filed

Reviewed notes from last meeting and they were approved

Financial Update: Carl shared a spreadsheet showing expenditures were in line with expectations and only two 2007 households had dues outstanding

ARB Report: Jennifer Harris asked that all households painting their homes submit the paint formulas to the ARB committee so we can update our color palette. Jennifer shared her conversations with the Durham planning department over our existing site plan and our proposed wall and other changes and it was discovered that the original site plan called for the construction fence to be removed at the end of the building phase. To go forward with either a fence or wall plan would require an amended site plan to be filed.

Other Business: The lawyers report on the easement process was presented as were proposals to change the approved front entrance landscaping plan to include a matching stonewall and a proposal to move forward on the easement process was put forward.

The wall proposal as tabled pending the outcome of the fence vote and the site plan ambiguities.

The fence proposals was to go forward with the easement process if 2/3 of the homeowners supported. People at the meeting voted and people not at the meeting were contacted in person to vote. The required 2/3 affirmation was acquired and the association is empowered to go forward with the easement process if desired.

Submitted by: Carl Harris