

Hope Valley Green Homeowners Association
Homeowners Meeting Minutes – October 9, 2006
7 pm @ St. Stephen's Episcopal Church

Board members present: Byron Johnson, Barry Weston, Paul Gramann. *Absent:* Jim Gundersdorff
Fourteen Total Homeowners present.

Reviewed notes from the last meeting

Paul reviewed the minutes from the last board meeting.

Financial Update - Jim was not present due to work commitments. He provided a voice mail update but Byron didn't get it prior to the meeting. Byron reported that the down payment for the fence had been paid and that the bills for the 2005 dues had been sent out.

Current Project Status:

Landscaping Lights – Barry oversaw the installation of the landscape lighting for roughly \$200 vs. the \$700 quote. He is also updating the light timers as needed due to the changing daylight hours.

Fertilizing the Common Area - Byron and Barry reported that due to EPA regulations, only the portion of the common area along Hope Valley Road that is physically above the drain pipe (that runs underneath Meadowrun) can be fertilized. Byron fertilized that portion.

Fence Repair - The fence along Hope Valley Road has been repaired by Dickerson Fence. Overall the repairs look good. There are two minor items (a slight leaning near the cemetery and a cap board not covering a post) that need to be addressed prior to paying the balance. Anne Weston will follow up with Dickerson Fence.

Future Project Discussion:

Fence Painting - We have quotes of \$5600 and \$10,000 to paint the fence. One issue raised in the quotes is water availability for pressure washing – one quote requested that the homeowners near the fence provide water for the washing. Pressure washing the fence is especially needed for the back sections of the fence that are shaded by various bushes and covered with mildew. Another issue is that some of the brush needs to be trimmed back so that fence can be washed and painted. We agreed to encourage the neighbors who have brush along the back side of the fence to trim the brush back three (3) feet from the fence between now and Spring. Byron suggested setting a May 1 date as a goal for having the brush trimmed back so we can begin the painting. We will need a new round of quotes before selecting a painter since the current quotes will expire between now and May. There was some discussion about getting a group of homeowners to paint the fence to save some money instead of hiring out the job. There was a concern that not enough homeowners would help. No decision made was made regarding hiring a painter verses painting it ourselves.

Sprinkler System – No discussion.

Common area maintenance - A concern was raised about edging the grass along Hope Valley Road. Currently, the grass along our sidewalk is edged with a weed whacker and the grass along the road is not edged. Several homeowners thought that our neighborhood would be more attractive if the road was edged. Paul will ask Jim to get a quote from Mr. Tremalgia for additional edging.

Dead and dying shrubbery along the fence - Several shrubs along the fence have died and are dying. Some of these shrubs are along a steep bank. The suggestion was made to remove the dead shrubs, terrace the steep bank and replace the shrubbery. This was left as a future project.

House washing - We agreed that many homes are in need of washing, especially the north sides that tend to mildew and mold. We decided to mention this in the newsletter to encourage people to get their houses washed.

Plants blocking the Hope Valley Green sign - Barry and Byron will look at the plants that are blocking the Hope Valley Green sign at the entrance and determine how best to address this concern, possibly asking Mr Tremalgia to move the plants if needed. (Update – Byron checked the entrance and decided that at least 4 plants need to be moved.)

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Architectural review board issues - One of our new neighbors has started major renovations including cutting down trees, putting in a parking pad, and a possible deck construction without approval from the architectural review board. Sheila has contacted the neighbor and will follow up by bringing over a copy of the covenants. The new neighbors were given an architectural review board application by their next door neighbor. Concerns were also raised about the safety of work with exposed lines. Sheila will follow up with the new neighbor.

Sheila encouraged everyone to share with their neighbors that we have a neighborhood association and an architectural review board that must review and approve all house and property changes as specified in our covenants. One neighbor mentioned that she didn't know we had a homeowners association and that her closing attorney tried to call the homeowners association three (3) times without a returned call. It was also mentioned that our homeowner association information is not current with the city of Durham or other homeowners association listings. Barry will follow up on this.

Email list and Web site - Paul mentioned that he has set up a yahoogroups.com email list for communicating with the homeowners. We will publicize this in future newsletters and in an email to the meeting attendees. We also agreed to create a Hope Valley Green web site for helping provide information about our neighborhood and our association. Paul mentioned he could get a web site set up for about \$100/year. We approved. Paul will pursue this.

Halloween Parade/Party - We approved spending \$100 for a kids Halloween parade/party as in years past. (Update, Byron checked and we spent \$115 last year.)

The next board meeting is currently scheduled for Monday Jan 8th, 7pm.

Submitted by Paul Gramann