

Hope Valley Green Homeowners Association
Homeowners Meeting Minutes – January 8, 2007
7 pm @ St. Stephen's Episcopal Church

Board members present: Byron Johnson, Barry Weston, Paul Gramann, Jim Gundersdorff
Eleven total homeowners present.

Reviewed notes from the last meeting

The minutes from the October 9th meeting were briefly reviewed and then approved.

Financial / Business Update

Jim provided the following update. Our checkbook balance is currently \$7746. This includes the completed payment of the fence repairs. Additional dues from 4 home owners have come in that have not yet been deposited and are not included in the balance. Our 2005 tax forms have been filed and our insurance has been renewed.

2005 Dues

The bills for our 2005 dues (\$190) were sent out at the end of July, 2006. Seven (7) homeowners have still not paid their 2005 dues. Of these, one homeowner thought the 2005 dues should have been taken care of by the previous home owner (or at the closing) but they weren't. Jim is getting that straightened out and has sent out bills for the overdue dues.

2006 Dues

The 2006 dues are set at \$205 and will be due on March 31, 2007. We plan to send out the bills for the 2006 dues in the middle of February. We plan to collect the 2007 dues by the end of 2007 with the intention of eventually collecting dues during the middle of each calendar year (for that year).

There was some discussion about what the dues should be. Jim explained that the dues are not high enough for us to hire a management company. A management company would help with much of the paperwork (billing) that Jim has been doing for years. We discussed alternative ways to reduce the hassle for Jim, such as hiring an accountant or putting a committee in charge of the billing. For the short term, Byron, Barry, and Paul agreed to work together to send out the 2006 dues bills in February. Jim will also get a quote from his admin for doing this work. We may consider getting other quotes as well.

Regarding the 2007 dues, the consensus was to try to keep the dues flat for 2007 or even to reduce them. This will be determined later in the year when we have an understanding of our finances and the fence painting cost (current estimates range from \$5600 to 10,000). Byron stated that he'd like us to focus on one big project per year (eg 2006 – fence repair, 2007 – fence painting, 2008 – sprinkler system). Jim estimated that our fixed annual expenses are around \$9500 per year.

2006 Project Review

Fence Repair

We paid \$3464 in 2006 to Dickerson Fence to straighten our leaning fence along Hope Valley Road. There are a few minor touch ups left to complete that the Westons will follow up on.

Web Site

Paul created the HopeValleyGreen.org web site. It cost us about \$70 to set up the site plus \$10 for the small signs to promote the site in the neighborhood. The \$70 fee will need to be paid annually. Additional pictures or ideas for improving the site are welcomed. One thought was to add a page listing the homes for sale in our neighborhood (no decision).

2007 Projects

Fence Painting

We decided to have the fence painted in the Fall (2007) and plan to get new bids in the July timeframe. The Fall timeframe will give the homeowners along the fence more time to trim back their bushes and give us more time to secure water for the fence cleaning. Homeowners who can recommend a reputable painter are encouraged to submit their names to the board. Steve Bennett of Bennett Painting was suggested as a possible painter. The topic of brushing verses spraying was discussed. We decided to include that in the quote requests and decide this as the time approaches.

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Seeding / Fertilizing

We discussed hiring someone to kill the weeds and reseed the common grass area – no decision. For now, Byron, plans to put fertilizer down in the area between the drain pipes.

We also discussed a previous concern about edging along Hope Valley Road. This item was deferred until the growing season.

Architectural Review Board Issues

There are currently 2 requests pending review. Both are relatively routine and straightforward.

There was considerable discussion about how the ARB should approve house colors since paint in the original neighborhood color palette is no longer available. A situation was discussed regarding one home owner that tried hard to match their existing house color and ended up very surprised by the result. After much discussion, we decided to ask the ARB to discuss and propose a clarification that we can publish in the next newsletter and on our web site.

One homeowner asked for a suggested format and perhaps an example for filling in the ARB change request form. The homeowner agreed to look over the forms and ARB guidelines (available on our web site) and to work with the ARB to suggest changes to clarify the request forms/process.

Other issues:

Board Elections

Board elections will be held at the next meeting (April 23). We will publish the open positions ahead of that meeting.

Speed Bumps

Several homeowners have raised concerns about how fast some cars are driving on Sun Valley Drive, especially with all the young children that live along that road. Some of these cars are driving over 50 MPH – some are swerving. Speed bumps have been discussed before and have had significant opposition, primarily due to the problems that speed bumps cause to emergency responders. Never the less, the speed of these cars raises a real safety concern for several homeowners. Carla Hoffman agreed to look into our options with the city, including additional signs and speed bumps.

Garage Sale

The neighborhood garage sale will be Saturday, May 19th. We will select a person to be in charge of the garage sale at our next meeting meeting.

Future Meetings

The next 2007 meetings are currently scheduled for:

Monday April 23rd

Monday July 9

Monday October 8

Submitted by Paul Gramann