

Hope Valley Green Homeowners Association
Homeowners Meeting Minutes – April 30, 2007
7 pm @ Jim Gundersdorff's Home

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

Reviewed notes from the last meeting

The minutes from the January 8th meeting were briefly reviewed. The garage sale date was corrected to be May 19. With this change, the minutes were approved.

Financial / Business Update

Jim reported that we have spent about \$6800 since September 1, including last year's fence repairs. The checking account balance is currently \$16,194. About 4 homeowners have still not paid their 2005 dues. About 44 (out of 68) homeowners have paid the 2006 dues that were due on March 31. If everyone paid their dues on time, our checking account balance would be roughly \$20K. Paul will send out new bills for the homeowners that are behind and contact the homeowners who haven't paid their 2005 dues.

2007 Dues

Based on our current balance, our expected expenses, and the fact that we are still trying to get caught up on our dues, we have decided to keep the 2007 dues at \$205. We still plan to collect the 2007 dues by the end of the year with the intention of eventually collecting dues in the middle of each calendar year.

Jim answered a question about paying dues with a credit card, explaining that he felt it would be too much effort and overhead to get setup to accept credit card payments.

Neighborhood Garage Sale

Our neighborhood garage sale is scheduled for Saturday, May 19th. We expect some shoppers to show up as early as 7 am. Byron will post the garage sale signs at our subdivision entrance. Paul will send out a reminder email prior to the sale.

Speeding / Speed Hump Options

We discussed the speeding concern in the neighborhood. Many homeowners are concerned for the safety of the children in and visiting our neighborhood and would like speed humps and slower speed limits. Some homeowners dislike speed humps and don't want them. Some homeowners are concerned that some children don't respect the cars in the road.

The process for getting speed humps is lengthy, taking roughly two years. It includes a study of the neighborhood to determine the amount of traffic and the severity of the speeding. It also requires petition signatures from 75% of the homeowners on the affected streets. Any Durham resident can request speed humps and get this process started, which has happened. We expect to see some evidence of the study starting soon. Homeowners are encouraged to participate in the process (sign or don't sign the petitions, provide public comment, etc) as it progresses. A link to the Durham speed hump policy can be found on the links page of the hopevalleygreen.org web site.

We also discussed delivering flyers to each home in Hope Valley Green and Sunningdale. The flyer will encourage everyone to drive 25 MPH or slower and will also encourage parents to train their children to properly respect vehicles in the roads. Paul and Terry Jones will follow up on this and contact the Sunningdale homeowners association to discuss jointly publishing this flyer.

Fence Update / Damage Status, Painting Plans

The heavy rains and high winds during the middle of April caused part of our long fence along Hope Valley Road to lean. Barry reported that the section that is now leaning was not part of the sections repaired last year. The sections that were recently worked on are still in good shape. We discussed several options for dealing with the fence problems including repairing the leaning sections, reinforcing the entire fence, and replacing the fence. Our current plan is to get estimates for repairing and reinforcing just the damaged section as well as estimates for reinforcing all the sections south of the cemetery that have not been reinforced. Terry was going to give Barry the name of another fence company. Barry will contact that company and Dickerson Fence for the quotes. Barry will also ask about alternatives such as periodic columns. We agreed that the Board should make a decision regarding the fence repair once the quotes are in. We also decided to defer the painting discussion until the repairs are complete.

ARB – Paint Color Clarification Update

Our initial paint colors were provided by Duron, Inc. which has since been acquired by Sherwin-Williams. This has led to much confusion about which colors are available and approved for use in our neighborhood. Both Byron and Elizabeth Richani have visited a new St. Lawrence development trying to sort this out. Byron is still working with St. Lawrence to get the color formula used for our homes. If he's successful, we will publish the formulas so that people who want to paint their homes the same color can do so easily. Homeowners who intend to change the color of their home must obtain approval from the ARB. All homeowners are encouraged to contact the ARB when painting their homes (whether or not they change colors) so that the ARB can keep track of the various colors and formulas that are being used in the neighborhood.

After the meeting, Byron got a message from a woman at St. Lawrence homes who had talked to Susan at the Duron/Sherwin-Williams store on Hillsborough road. She said that our existing house colors can be matched if we indicate that we need to match a color from the "Old Duron Colors."

HVG HOA Board and ARB Election

The current board was unanimously reelected to another one year term, effective immediately. The current board is:

Byron Johnson, President	Barry Weston, Vice President
Jim Gundersdorff, Treasurer	Paul Gramann, Secretary

Additional Items Discussed

Nonworking Cars

According to our covenants, nonworking vehicles are not permitted to be stored outside of an enclosed building (ie. a garage) for more than a week. Several homeowners complained about a red pickup truck that has been sitting in the street near the Meadowrun cul-de-sac. They also indicated that the owner of the truck had been asked to remove the truck but has not complied. Since the truck has expired tags, it is also in violation of local ordinances. A homeowner at the meeting was asked and agreed to call the police to report the vehicle.

Mailboxes

A concern was raised about the many mailboxes that are in need of repair. Elizabeth will contact the original mailbox company and the local True Value store to provide us with options for repairing and maintaining our mailboxes.

Green Moss

Many of the homes in our neighborhood have unsightly green moss growth on them. Byron has mentioned how to clean it off in the newsletter. Byron & Terry will get power washing quotes and we will include them in future communications.

Dog Nuisance

Several homeowners complained about a dog near the Sun Valley cul-de-sac that charges and barks at them, and barks during the night. Homeowners that are bothered by the dog are encouraged to first talk with the owner and to then call the police with complaints.

Construction

We discussed frustrations with the ongoing town home construction behind our neighborhood. One current issue is the discrepancy between the privacy fence described at the planning meeting and the one they are planning to install. Don Ferrier has been talking with the contractor and developer and was encouraged to contact the Durham County Planning Board to help get these issues resolved. He'll keep us posted on this and other related issues as appropriate.

Stream in back yard

We discussed the problem with debris blocking and clogging the drainage streams and culverts in the neighborhood. It was stated that the drain easements are occasionally maintained by the city. Homeowners are encouraged to call the city's storm water management department to request maintenance of the drain easements. However, each

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owner is responsible for maintaining their own property. As such, we should encourage all homeowners to maintain the runoff stream beds on their respective properties.

Trees on Hope Valley Road Fence

Paul noted that there were two large trees lying on our long fence in the cemetery area. Paul will check the area again and follow up with Barry whose neighbor owns a portion of that area.

Street Lights

Street lights that are not functioning should be reported to Duke Power.

Community Watch

A homeowner reported that his garage had been broken into. A vehicle was stolen from the neighborhood (a Honda). Also, there have been more kids cutting through the town home construction area into our neighborhood. As a result, there is some interest in starting a community watch program. Terry will follow up on this.

Future Meetings

The next 2007 meetings are currently scheduled for:

Monday July 9

Monday October 8

Submitted by Paul Gramann