

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

Reviewed notes from the last meeting

The minutes from the April 30th meeting were briefly reviewed and approved.

Financial / Business Update

Although Jim couldn't attend the meeting he provided a financial report showing our checkbook balance is roughly \$18K. Paul reported that we have 5 homeowners that are behind on their 2006 dues (\$205), 2 of which are also behind on their 2005 dues (\$190). We discussed how to handle the delinquent dues including sending a certified letter and getting a lawyer involved. Paul wanted, first, to contact these homeowners one last time before we get a lawyer involved. Gerry Homovec agreed to provide Byron with the name of the lawyer that Sunningdale uses.

Speeding / Speed Hump Options

Jenny Edmunds reported that we didn't qualify for speed humps, based on the City's street study. Meadowrun had just under the minimum required amount of traffic and had an average speed of 32 MPH. Sun Valley had less traffic than Meadowrun. The city encouraged Jenny to apply again in a year. In a related concern, Laura Wells told us that, twice, cars have rushed past the school bus picking up her kids even though the bus' stop sign was out. Gerry Homovec told us that the Sunningdale homeowners are frustrated with cars not stopping at their stop signs. All homeowners are encouraged to drive slowly through our streets and to stop completely at the stop signs, to remind our families and friends to do the same, and to report speeding vehicles to the police.

Fence Update / Damage Status, Review Options

As discussed at the last meeting, a section of our fence along Hope Valley Road is leaning and in need of repairs due to high winds this past spring. Barry obtained a quote for \$727 from Dickerson to reset 14 posts and a quote of \$1685 from Allied to replace 7 posts (\$4815 to replace 22 posts). Barry recommended hiring Dickerson to repair the fence. It was reported that the fence is leaning near the cemetery as well. There is also some minor damage to the top of the fence due to a tree that had fallen on the fence by the cemetery. We agreed to hire Dickerson to repair the fence including the additional concerns by the cemetery and approved spending up to \$1000. We also agreed to see if our insurance would cover any of these wind damage repairs.

Paul reported that there is a dead tree leaning on the fence from the cemetery. Byron suggested he might be able to take care of it with his chain saw.

Many homeowners expressed the opinion that the fence is unattractive and does not reflect well on our community. We decided to form a fence committee at our next meeting to investigate options for replacing the fence with an attractive one. Homeowners who are interested are encouraged to volunteer for this committee and bring their ideas. We discussed several ideas for paying for the replacement fence. This decision will wait until we have more details.

ARB Issues Update (Paint Color, Mail boxes, Green Moss)

The Architectural Review Board (ARB) is made up of Elizabeth Richani (chair), Charlie Isler, Chereka Kiel and Marlon Kiel. During the meeting the board appointed Laura Wells, Jenny Edmunds and Jennifer Harris to the ARB as well.

Elizabeth mentioned that the "yellow house" issue and an "unapproved shed" issue need a formal resolution from the board. Byron stated that the board would make a decision to resolve these issues soon.

The ARB is in the process of developing an approved paint palette. As a reminder, all changes in house colors must be approved by the ARB. All homeowners who plan to paint their homes, even if they don't plan to change the color, are strongly encouraged to submit their color selections to the ARB so that the ARB can add the colors to the new approved palette.

Several homes have an unsightly "green moss" growth on them. Byron described how to remove the "green moss" in a newsletter. We discussed beginning to send letters to homeowners whose homes are in need of upkeep.

Nonworking Cars

The red pickup truck in the Meadowrun cul-de-sac was reported to the police. The truck has recently been removed.

Parking in the Street

Elizabeth read from a previous meeting's minutes which indicated that the homeowners had voted to amend the covenants to not allow parking in the street. Several people, including Byron, disputed this statement, recalling that the vote to approve this change failed and that the minutes were in error. No such amendments to the covenants have been officially recorded and legally parking cars in the street is allowed in our neighborhood.

Aggressive Dog

We had quite a spirited discussion about Molly, the dog at 4506 Sun Valley Drive. Many homeowners have complained about the dog and consider her to be aggressive and a nuisance. Elizabeth received a call the day of the meeting with an additional complaint. Some homeowners have called the police to complain. Molly's owner was in attendance and showed 3 letters from neighbors in support of her assertion that Molly is not aggressive. She gave 1 of the letters to Paul and said she'd make copies of the others and submit them. This was clearly an emotionally charged issue for those involved in the heated exchange. After most opinions had been expressed, Paul asked the homeowners to document their concerns in writing and provide them to the board within 2 weeks. Paul also agreed to solicit comments by sending a note to our email group.

Construction Issues

Terry Jones indicated that she has the proposed plans for the town homes being built behind our neighborhood which describe the type of privacy fence that was promised. That fence was to be built prior to any construction. She will provide the plans/information to Byron so we can put them on our website. Terry has called the builder (Walker Harris), has spoken with the developer and has agreed to stay on top of this by staying in contact with them and calling the city planning office as appropriate.

Community Watch / Crime

Terry has called those responsible for the community watch program in Durham. From her experience, we will need attendance from 50% of the homes in our community at the initial meeting. We agreed that this would be something we'd like to coordinate with our Sunningdale neighbors. Terry volunteered to continue to pursue this and will coordinate this with Sunningdale as well.

Discussions with Sunningdale

Gerry Homovec, the president of the Sunningdale homeowner's association, and another Sunningdale homeowner were in attendance to understand our issues and to look for areas in which our two neighborhoods can cooperate. She reported that in addition to the recent break-ins, their concerns include cars that don't stop at the stop signs and dogs that use the bathroom on their lawns. We discussed putting out a joint newsletter addressing our joint concerns and agreed to mention each other's concerns in our own newsletters. Gerry and Byron will collaborate on this and Terry will collaborate with Gerry on the community watch issue.

Dead Tree on Hope Valley Road

We discussed a dead tree along Hope Valley Road near the south end of our neighborhood. Byron thought the builder had put in that row of trees and will look on the neighborhood plot to see who owns the land and the dead tree.

Possible Neighborhood Playground

Laura Wells proposed that we consider putting in a neighborhood playground. She agreed to head up a committee to investigate some options. She'll work with Byron to look at the neighborhood plot to identify possible locations.

Future Meetings

The next meeting is currently scheduled for Monday, October 8th.

Submitted by Paul Gramann