

Hope Valley Green Homeowners Association  
Homeowners Meeting Minutes – January 14, 2008  
7 pm @ St. Stephens Episcopal Church

*Directors and Officers present:* Byron Johnson, Barry Weston, Paul Gramann, Carl Harris  
*20 total homeowners present.*

**Reviewed notes from the last meeting**

The minutes from the October 8<sup>th</sup> meeting were approved.

**Financial Update**

Carl passed out a financial report showing a current check book balance of \$25,457.85. He reported that 39 of the 68 homeowners have paid their 2007 dues. An additional 4 homeowners had already paid during their home closings. 25 homeowners are currently 30 days late and will be getting a subsequent bill. Carl also passed out updated draft 2008 and 2009 budgets. The expenditures in these budgets were based on our actual past spending amounts. The 2008 budget included an additional one time \$12,000 proposed front landscaping project. Carl explained that after our expenses and with the addition of the 2008 dues and the outstanding 2007 dues, our checkbook balance would be about \$27,000 at the end of this year and about \$35,000 at the end of 2009. During the discussion, Carl verbally corrected some math errors in the handout. An updated version of the report and budgets will be available on our website.

At the end of the meeting, after the fence discussion, we discussed setting the 2008 dues. Even though the assessments will not be due until September this year, we need to set the amount for potential home closings prior to September. Until we have a clear direction on future fence costs, the consensus was to continue to hold our dues steady at \$205 per year.

**Landscaping Project**

Elizabeth and Jennifer described a proposed front entrance landscaping project. We have discussed installing an irrigation system in the past but haven't had sufficient funds. We also haven't updated the entrance landscaping since 2005. This project would include the installation of an irrigation system as well as an update to the landscaping. They asked for and we approved an expenditure of \$250 for the MowJoe landscaping company to create a formal plan for this project, with costs. The \$250 would be credited back to us if we award the project work to MowJoe. We discussed concerns regarding the drought, and the desire for drought resistant landscaping. After some discussion, we decided to meet in 3 weeks to review the plan and decide how to proceed. This meeting is set for Monday, February 4<sup>th</sup> at 7pm at St. Stephens.

**ARB Items**

Elizabeth reported that the ARB has been meeting and currently has two active requests. They currently have 4 members (Elizabeth Richani - Chairperson, Laura Wells, Jenny Edmunds, and Jennifer Harris) and are recruiting more. Elizabeth asked me (and I agreed) to update our website to reflect the current ARB members and to investigate a way to submit ARB applications electronically.

Regarding the dead tree along Hope Valley Road, the ARB decided not to ask the homeowner to cut down the dead tree since they felt that the ownership of the trees along Hope Valley Road was related to the current discussion about the fence ownership. In addition, as a result of the drought, many homeowners have dead and dying trees and the ARB didn't want to single out a single homeowner at the current time.

Elizabeth also requested that the ARB be allocated \$500 annually for holiday decorations for the neighborhood. This amount along with \$600 for flower and plant replacement (starting in 2008) was included in the draft budget presented by Carl earlier in the meeting.

**Invisible Fence Follow Up**

Sheila called the city of Durham and learned that city ordinances do require invisible dog fences to be at least 15 feet inside of the property line. She called her invisible fence contractor who said they were not aware of the ordinance. She mentioned that her contractor would charge her roughly \$200 to move her invisible dog fence (Sheila doesn't currently have a dog). We decided to inform our neighborhood about this ordinance by putting this information in our newsletter.

Hope Valley Green Homeowners Association  
Homeowners Meeting Minutes – January 14, 2008  
7 pm @ St. Stephens Episcopal Church

**Fence Proposal Discussion**

Barry brought and described a proposal from the 8 neighbors who live along the Hope Valley Road fence (the fence people). The proposal will be posted on our web site. The proposal indicated that the fence people would grant fence easements to the HOA under the condition that the HOA agrees to continually maintain a solid 6 foot high fence on the easement. Under the proposal, the fence people would pay a reasonable percentage of a new fence installation cost when it was determined that a new fence was needed. Barry indicated that, though it would need to be negotiated, the fence people were currently considering 16-20% as a reasonable amount. We also learned that the process of granting the easements to the HOA would require significant effort, requiring agreement from the fence people's mortgage holders, involving legal work, and costing possibly thousands of dollars. Many involved in the discussion indicated that they would want to see more specifics with regard to the actual future costs to all the homeowners before they would be willing to approve the proposal. Carl volunteered to work with Barry and the fence people to model several options from a financial perspective in order to have several concrete proposals ready for our annual meeting in April.

**Upcoming Director Elections / Nominating committee**

At our next meeting in April, we will be electing the 3 HOA directors. Jimmy Hawkins and Elizabeth Richani volunteered and were appointed to serve on the nominating committee for the upcoming election.

**Additional Item – Construction Update**

Charlie Nelson brought up the topic of the townhome construction behind our neighborhood. He thinks that our HOA should send a note to the city and the developer reminding them of the developer's commitment to build a solid privacy fence. Some mentioned that the construction seems to have stalled, due to the current economic climate, and that the least of the developer's concerns is the promised fence. Nevertheless, we agreed it would be a good idea to make sure our concerns are on record with the city in writing. Charlie agreed to check with Terry Lee Jones and Don Ferrier who have had conversations with the developer and have been keeping up with his plans and progress. He also agreed to help draft the letter to the city for the board to sign.

**Future Meetings**

February 4<sup>th</sup>, 7pm, St. Stephens – Front landscape plan discussion  
April 21 (tentative), 7pm – Annual meeting with director elections

Submitted by Paul Gramann