

Hope Valley Green Homeowners Association
Unapproved Homeowners Meeting Minutes – April 21, 2008
7 pm @ St. Stephen's Episcopal Church

Directors and Officers present: Byron Johnson, Barry Weston, Paul Gramann, Carl Harris
19 total homeowners present representing 17 households.
Additionally, 1 valid proxy was filed with the secretary.

Reviewed notes from the last meeting

The minutes from the January 14th HOA meeting were approved as corrected.
The minutes from the March 3rd landscaping meeting were approved as corrected.
The minutes from the March 8th board of directors meeting were approved.

Financial Update

Carl presented a single sheet financial statement showing our year-to-date expenses and our current and projected year end cash position. It also included the proposed 2008 budget. He explained the financial report and then we discussed the budget. Laura Hancock raised a concern about the \$500 allocated for front entrance decorations explaining that she didn't want HOA funds paying for religious holiday decorations. After an extended discussion, we voted on an amendment to add the word "nonreligious" to the landscaping (flowers, decorations) line item. The nonreligious amendment was defeated. Since the proposed budget included both a \$500 Miscellaneous (Discretionary Board of Directors Fund) line item and a \$250 Miscellaneous (Other) line item, a motion was made to delete the \$250 Miscellaneous (Other) line item. This deletion was approved. With this one approved change, the 2008 budget was approved by a majority vote with one dissenting vote. The approved budget will be posted to our website with these meeting minutes.

Amendments, Resolutions, Projects, Proposals

The board of directors proposed an amendment to our bylaws requiring the HOA directors to obtain approval of an annual operating budget, to obtain approval for unbudgeted expenses, and to spend the HOA monies in agreement with the approved budget and approved expenses. This bylaws amendment was approved by a majority vote.

Paul Gramann proposed a resolution reserving \$14,000 (approximately the projected excess of 2007 and 2008 calendar years) of our checkbook balance for future fence maintenance and/or repairs for a period of 1 year. The resolution was defeated.

The landscaping committee proposed a project to build a stone wall on the south side of our neighborhood entrance, similar to the stone wall on the north side of the entrance. The cost would be roughly \$19,000 plus an additional \$1000 to \$1500 for a "Hope Valley Green" sign. Building this wall would reduce the current landscaping project cost by roughly \$8000 so the net cost for the stone wall project would be in the \$12,000 - \$12,500 range. The proposal was defeated. Several people indicated that they voted against the proposal because it was first presented at this meeting and that the community at large wouldn't have known we'd be voting for a project of this size. As a result, this project will be likely brought up for a vote at a future meeting with more notice.

Elizabeth Richani proposed a resolution regarding committee empowerment. This proposal would empower committees to implement projects that have been approved by the general membership and would permit the committees to modify these projects in any way, within the approved budget and subject to the approval of the board. This proposal was approved.

The approved bylaws amendment, defeated fence reserves resolutions, defeated stone wall project, and approved empowerment proposal will be posted on our website with these meeting minutes.

ARB Committee Update

Elizabeth reported that the ARB has had one request that was approved since our last meeting and that no ARB requests were pending. She also mentioned that Paul was working on a way to submit ARB requests online. She submitted a report that will be posted to the website.

Fence Committee Update / Proposal

Barry indicated that the fence committee did not have a proposal or an update to discuss during the meeting.

Hope Valley Green Homeowners Association
Unapproved Homeowners Meeting Minutes – April 21, 2008
7 pm @ St. Stephen's Episcopal Church

Landscaping Committee Update

Elizabeth reported that the front Landscaping project had started. The large pine tree was not removed due to its proximity to the power lines and its removal will be subcontracted. She mentioned that a sweet gum tree that needs to be removed is partially located on a homeowner's property so the committee will be getting permission from him to remove it. She also mentioned that Durham is now issuing water meter permits which would allow us to install an irrigation system. The landscaping committee currently thinks that it makes more sense to truck in reclaimed water instead of installing a irrigation system. Elizabeth submitted a written landscaping report that will be posted to the website.

Neighborhood Yard Sale, New Neighborhood Directory

Paul mentioned that the joint Hope Valley Green and Sunningdale neighborhood yard sale would be Saturday May 3rd. He also mentioned that we will be collecting phone numbers and email addresses for an updated neighborhood directory. More information will be coming about these items via the email list.

Weldon Downs Update

There was no discussion about this topic.

Election of Directors

Jimmie Hawkins ran the elections for the board of directors. In order to be in compliance with our bylaws we planned to elect all three directors at this meeting, one for a one year term, one for a two year term, and one for a three year term. Elizabeth Richani ran unopposed and was elected to the three year director position. Carl Harris ran unopposed and was elected to the one year position. No one was willing to run for the two year position. Paul indicated that, according to our bylaws, the vacant position should be filled by an appointment of the board.

The meeting was adjourned

Submitted by Paul Gramann