

Hope Valley Green HOA Meeting Minutes
Approved Meeting Minutes January 12th, 2009
7pm @ St. Stephen's Church

Directors and Officers Present: Elizabeth Richani, Carl Harris
6 additional homeowners were present
One proxy was filed

Reviewed notes from last meeting and they were approved

Open Board Positions: Still no takers.

Financial Update: Carl shared a spreadsheet showing expenditures were in line with expectations and only one 2007 household had dues outstanding. Two 2009 dues scenarios were presented. One was keeping the dues constant at \$205 and one with a 25% decrease to \$155. The question to be answered was whether we expected the community to go forward with the site plan changes required to pursue the fence easement. Consensus was we plan to forge ahead with the site plan and fence easement. The 2009 budget was approved with dues set at \$205. We discussed the need for a formal dues collection/lien process. There actually is a policy in the by-laws. Carl will begin to enforce this and draft a standard demand letter. Carl also agreed to personally visit the one homeowner with outstanding 2007 dues.

ARB Report: No formal report was give. Jennifer Harris would like to remind all homeowners painting their homes to submit the paint formulas to the ARB committee so we can update our color palette.

Other Business:

Luminaries: A thank you went out to Terry Lee Jones for coordinating the luminary project. We also received a thank you from the Ronald McDonald house. The feeling is this was a worthwhile project to be repeated.

Dogs: Neighborhood dogs off their leashes was discussed. From our previous history with this topic, we agreed to send an email to our neighborhood distribution list reminding everyone of the city ordinance requiring dogs to be leashed. The homeowner's association does not have jurisdiction on this matter. Homeowner's can personally address the issue with the dog owner or call the police.

HOA owned lots: We discussed the feasibility of selling the two HOA owned lots. A reading of the plat determined there wasn't much if any buildable land. Additionally an assessment of the impact on home values as a result of building on those lots would be prudent. The proposal was tabled as unfeasible.

Crime: We discussed the recent reports of crimes in the area and the suspicious activity in our neighborhood. Be on the look out for any stranger coming to your door claiming car trouble and even claiming to be a neighbor. Call the police immediately.

Site Plan: We decided to get two more bids on the site plan work for presentation at the next meeting. Elizabeth was to contact the fence owners to begin the process of contacting lenders to ascertain their needs during the easement process.

Next Meeting: The next meeting is our annual meeting. We would like to have a nominating committee or even some volunteers to run for the 3 positions that will be up for election. Anyone? We will be presenting the site plan proposals for approval and if approved will present proposals for staging and funding the easement process. We are looking for a date in April.

Submitted by: Carl Harris