

Hope Valley Green HOA Meeting Minutes
Approved Meeting Minutes April 20th, 2009
7pm @ the Richani's house

Directors and Officers Present: Elizabeth Richani, Carl Harris

Other homeowner's present

Stacy Woodring

Julian Reynolds

Rocky Reimer

Kris & Andrew Palumbo

Eric Faulkner

John & Blair Pleasants

Prayson Pate

Jenny Edmunds

Terry Jones

Will Penn

Pat Nelson

Jim Gundersdorff

No proxies were filed

Reviewed notes from last meeting and they were approved

Open Board Positions: Still no takers. Carl Harris and Elizabeth Richani will stay on as board members.

Financial Update: Expenses are tracking per the budget. We have one home with open 2007 dues and 12 homes with open 2008 dues (down to 10 as of 4/26). 2009 dues notices will go out in August to get us current. We are budgeted to have a surplus of \$18,897 at the end of 2009. This surplus plus the budgeted, but unspent front landscaping money of \$8,212 gives us \$27,109 of funds available for projects.

ARB Report: No formal report was given.

Other Business:

Todd Parrot from Turning Point Designs addressed the group reviewing his submitted design proposal for the front entrance and fence replacement. He also answered our questions about the fence and our obligations to meet certain Durham building code provisions under maintenance only and replacement scenarios.

Per Mr. Parrott, if we replace the fence we have to file a site plan exemption that shows any fence easement though we don't have to show where the fence is actually located within that easement. We will have to comply with the 8 foot and 4 foot high limitations with plantings every 6 feet. The setback does not have to be a consistent distance. Filing a site plan exemption is significantly less expensive than filing a fully amended site plan.

If we only keep maintaining the current fence, he does not believe we have any obligation to file a site plan exemption or an amended site plan. The existing fence can stay as is.

Our existing site plan already has a provision for a sign on the south side of Meadowrun, though the size of that sign isn't clearly spelled out on the site plan.

With regard to the city of Durham, we can take action on the front entrance wall and fence independently.

Proposals:

- Appropriate \$1,500 for the drafting of a fence easement acceptable to the 8 fence owners and the proposal to amend the covenants or by-laws to be presented and voted on at the next meeting. Seconded and unanimously approved.
- Appropriate \$3,000 for Turning Point Design to develop a front entrance conceptual design per the proposal to include the stonewall, but not the fence. Seconded and unanimously approved

Next Meeting: The next meeting we likely be in early August to give the easement drafting process every chance to be completed.

Submitted by: Carl Harris