

Hope Valley Green HOA Meeting Minutes
Approved Meeting Minutes August 29, 2010
3pm @ the Richani's house

Directors and Officers Present: Elizabeth Richani, Carl Harris

Other attendees:

Kristen Gloekler, Charlie Nelson, Tom Fletcher, Andrew Palumbo, Kamal Khan, Julian Reynolds, Eric Faulkner, Jim Gundersdorf, Jennifer Harris, Carla Hoffman, Marshall Robers, Kim Pope

Proxies

Jennifer Harris served as proxy for Carla Hoffman

Eric Faulkner served as proxy for Meg & Alan Franks, Chris & Debbie Smith, Paul Banta and Kim Klacker, Jenny Edmunds, Robert Bosworth, Craig Henriquez, Sara High, Bill Hudgins, Stacy Woodring, Jeff & Amber Craig, Barry Weston, Paul & Lisa Gramann and Mark Vandergrift

Reviewed notes from last meeting and they were approved

Open Board Positions: There are still open seats for a Vice-President and Secretary on the Board. No one was interested in the open positions.

Financial Update:

The YTD financial report was presented. We are under spent on operating expenses due mainly to the weather resulting in less need for lawn services.

http://www.hopevalleygreen.org/downloads/HVG_HOA_FncIRpt_20100823.pdf

ARB Report:

1. A number of homeowners have recently submitted requests for painting. The ARB appreciates homeowners doing this even if their plan is not to change their colors of paint/shutters as this allows the ARB to maintain records of the color palette in the files. Most homeowners are waiting until the temperatures cool down to initiate the painting.
2. Several homes in the neighborhood have mold and the ARB recently sent out some letters asking homeowners to address the issue to preserve the aesthetic appeal of the neighborhood. In addition, the ARB asks that homeowners maintain their property by keeping the lawn mowed, sidewalks edged, remove dead bushes/shrubs etc. The ARB would like to maintain a database (on the website) of reputable contractors so if anyone knows of powerwashers/landscapers/lawn maintenance people, please email Jennifer Harris (jenharris@nc.rr.com).
3. MAILBOX Project - at the last HOA meeting, there was approval for a 3 year phased mailbox replacement project. The approval was for replacement of the current white wood post/green mailbox to a black aluminum post/black mailbox. The approval was for \$ 325 per mailbox including installation and removal/disposal of existing boxes. The ARB met and approved a style of

- mailbox, but have not been able to procure the post/box and installation within the approved budget. If the HOA and homeowners wish to proceed with the mailbox project, we need to approval a revised budget.
4. We recently had one ARB member resign (Jenny Edmunds). If anyone wishes to join the ARB, please contact Jennifer Harris.
 5. Carla Hoffman relayed her problems with rats and snakes along the storm water drainage easement. She has engaged professionals to do trapping for a month and asks all homeowners along the easement to be diligent with keeping the weeds down to reduce habitat.

Other Business:

The Fence Easement

The fence owners returned a redlined easement draft from their attorney in April, 2010. The board has had Robert Seidel review the proposed changes. In principal the changes were amenable and the next step is to draft the final easement language to incorporate these changes. The plan is for this to be done very quickly so a vote can be taken in September.

The Front Entrance

Todd Parrot from Turning Point Designs gave a status report on the front entrance site plan.

The site plan has been approved in theory. Per Mr. Parrot the city has misplaced original drawings and has delegated the impervious square footage question to engineering. So we don't have clear authority to proceed, but Mr. Parrot has emails that insinuate site plan approval as long as we are granted a sign permit. Mr. Parrot believes obtaining a sign permit is a virtual certainty.

Only one bid on the stone wall was returned. Custom Stone and Tile, the company that installed the original wall (<http://www.customstoneandtile.com/>), bid \$20,211. This amount includes permitting, footings, clad stone façade, concrete block, concrete facing panels and a patch kote back side.

Three landscape companies submitted bids (link to bid summary sheet here), but one, Kiefer Landscaping, did not bid on the boring work. Long Brothers bid \$18,391 and Brickman bid \$25,724. The project includes removal of existing landscaping, boring, irrigation installation with meter and backflow, laying conduit and landscaping. When questioned, Mr. Parrot surmised that Brickman was anticipating buried utility problems as the main difference in the bids.

Mr. Parrot said that Long Brothers (<http://www.longbrotherslandscaping.com/>) has been in business for 25+ years and was reputable. He cautioned us to build 15% extra into our budget for the landscaping project and to make sure the final contract assigned the utility liability to the contractor.

Mr. Parrot explained that the project was two separate contractors but an interdependent plan that didn't allow for the project to be done in phases.

The water company requires an address for the location of the meter. It was suggested that we assign the meter to one of the HOA owned lots if possible.

Next steps

1. HOA to select a contractor and gain approval for the project.
2. Meet with the contractor and develop the contract.
3. Determine what address the water meter will be assigned to
4. Contractor will secure permits (Up to 60 days)
5. Contractors perform work (30 to 60 days)

Proposal

A proposal to move forward with the front entrance project was submitted. Approve \$41,000 for the front entrance project as bid by Custom Tile & Stone and Long Brothers Landscaping as presented by Mr. Todd Parrot. Kill the existing approved front landscaping project with an unspent budget of \$9,194. This proposal was voted down 14 to 9.

Eric Faulkner voted his block of proxies against the project, citing these homeowners desire to resolve the fence issue before committing funds to other projects. He did relay that with the exception of one person totally against the front wall project, the other homeowners supported the front wall as long as it wouldn't mean an increase in dues.

Mailbox Proposal

The ARB reported that no contractor could supply the mailbox and services we wanted within the \$325 per mailbox approved. Acknowledging that the neighborhood needs a way to move forward with an approved mailbox so homeowners with mailboxes in disrepair can procure HOA approved replacements the following proposal was submitted and approved unanimously.

Proposals:

- Rescind mailbox proposal from 2/8/2010.
- Define uniform as a green steel powder coat round top mailbox of a volume between 1600 and 1800 cubic inches.
- Preferred dimensions are 8 x 10 x 21
- Red Flag
- White house numbering
- White painted wood post

This is an example of an approved mailbox using address layout #1, http://mailboxnet.com/post_mount_mailboxes/post_mount_select_belmont_mailbox.html

Next Meeting:

The next meeting will be in September and will include a vote on the easement followed by another vote on the front entrance project.

Submitted by: Carl Harris