

Hope Valley Green HOA
Approved Meeting Minutes October 4, 2010
7 pm @ St Stephen's Episcopal Church.

Directors and Officers Present: Elizabeth Richani, Carl Harris. Andrew Palumbo
Other attendees: Prayson Pate, Alyson Bosworth, Jennifer Harris, Terry Lee Jones, Rick Edmunds, Jenny Edmunds, Jo Ann Bowman, Tom Fletcher, Stacy Woodring, Kamal Khan, Sheila Shearer, Ian Shearer, Unju Kim, Debra Foster, Shaunda George, Carla Hoffman, Richard Hunter, Paul Gramman, Jim Gundersdorff, Julian Reynolds, Byron Johnson, Kristen Gloekler, Anne Weston, Barry Weston

Proxies

Anne Weston served as proxy for:

5 Summertime Ct, Craig
6 Summertime Ct, Faulkner

Barry Weston served as proxy for:

3303 Meadowrun Dr, Gloekler

Shaunda George served as proxy for:

4515 Sun Valley Dr, Wilson

Carla Hoffman served as proxy for:

4414 Sun Valley Dr, Walker

Carl Harris served as proxy for:

3401 Meadowrun Dr, Robers
4409 Sun Valley Dr, Franks
4432 Sun Valley Dr, Reimer

Jennifer Harris served as proxy for :

4431 Sun Valley Dr, Elliker
3515 Meadowrun Dr, High

Elizabeth Richani served as proxy for:

3508 Meadowrun Dr, Alderman
3505 Meadowrun Dr, Voorhees
3314 Meadowrun Dr, Pleasants
3310 Meadowrun Dr, Wells

Andrew Palumbo served as proxy for:

3317 Meadowrun Dr, Smitherman

Reviewed minutes from last meeting and they were approved.

ARB Report: submitted by Jennifer Harris

1. At the last meeting mailbox specifications were approved and an example of a complying mailbox available from Home Depot for \$35 was displayed.
2. One request has been submitted and is pending review.
3. A request was made for homeowner's to pay particular attention to sidewalk, driveway and curb edging. A crisp edge does much to improve the look of the neighborhood. Acknowledging that not everyone has edging equipment, several neighbors have offered to make equipment available. Jennifer Harris or Andrew Palumbo can coordinate requests.

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_20101004.pdf

Presentation of the Statement of Corporate Affairs:

The by-laws call for a complete record of all the boards acts and corporate affairs to be presented to the members at the annual meeting of the members. To this board's knowledge it has never been presented before and the requirement is a little ambiguous. The board had all the financial records and physical documents in our possession at the meeting and for recent years all documents are available on the website. We agreed to make these documents available to anyone after the meeting as a way to fulfill this obligation. This approach was endorsed by all in attendance and no one availed themselves of the opportunity to examine the records.

The Front Entrance Proposal:

Approve immediate funding of up to \$41,000 to enhance the front entrance per the approved exempt final plat filed with the Durham City-County Planning Department as detailed in the project plan and artist's rendering submitted by Todd Parrot from Turning Point Design.

The full proposal with backup is at this URL:

http://www.hopevalleygreen.org/downloads/Proposal_FrntEnt_20101004.pdf

After the 2010 dues collection cycle is complete we will have about \$46,000. 2011 Dues will be billed in April. This will allow sufficient cash flow to complete this project.

Todd Parrot answered questions about the project:

- Do we have an approved site plan? No, to get the advanced approval would require a Cape Fear River Basin storm water analysis report to be filed. Emails from the city indicate an alternate course of action that allows the project to be completed without this analysis by deferring approval to the inspections department. A properly inspected project would equal an approved project.
- What is the site plan and is it the same as the amended plat? No, the amended plat was filed to extend the existing sign easement to encompass the existing column on a homeowner's individual lot.
- What is Turning Point Designs roll in the remainder of the project and how much in fees are outstanding? Turning Point Designs anticipates being present for inspections. There are no outstanding billings. The hourly rate is \$100/hour and 4 to 5 hours should cover the inspections.
- Why is the Brickman quote so high relative to Long Bros.? Not sure, but the assumption is that they anticipated boring complications.

- Are the costs of metering included in the quote? Yes permitting and metering are to be included in the contractor's responsibilities. The contract will also be written so that liabilities incurred while boring will belong to the contractor.
- Why are we only increasing the budget by 15% of the landscaping quote and not the landscaping + the wall? The wall doesn't have many variables while the landscaping with the boring and the metering has more exposure to the unknown.

After Todd Parrot finished answering project questions, a discussion of the fence easement ensued and will be under its own heading below.

A vote on the proposal was taken and it passed 22 For and 15 Against.

Other Business:

The Fence Easement

A lengthy impassioned discussion took place. Relevant positions from all parties were stated. Handouts were discussed. A proposal was presented that would obligate the board to bring an easement to an HOA vote if the fence owner's presented one and would obligate the board to begin maintaining the fence immediately if that vote passed. This proposal was subsequently withdrawn. The discussion ended without a fence proposal being submitted.

So there is no ambiguity, the board welcomes an easement proposal from the fence owner's at any time. The only two stipulations are that the easement include every property owner owning a fence bordering Hope Valley Rd. and that the document received from the fence owner's be in final form and ready for voting. Upon receiving the easement, the board will have it reviewed by an attorney at the HOA's expense within 3 business days and assuming it is acceptable to the board a vote will be scheduled within 20 days. If the attorney advises the board to reject the easement, specific comments will be relayed back to the fence owner's explaining the objection and the entire process can repeat itself until a vote is taken.

http://www.hopevalleygreen.org/downloads/Fence_Handouts_20101004.pdf

http://www.hopevalleygreen.org/downloads/Fence_Issue_Smry_20101004.pdf

Board Election

Prior to this meeting, the board was alerted by Anne Weston that the by-laws called for the board election to be by secret ballot. This had never been done by previous board's, but a ballot was prepared that was intended for each home owner to complete and then place in a ballot box to be counted in secret by the Nominating Committee. At the meeting Anne informed the board that the ballot was not secret as the ballot contained both the vote and the property owner's address and name for voting roll verification. The board responded that they planned to go ahead with the voting using the ballot as prepared. Anne voiced her intention to protest the election.

As it came time to vote, Anne addressed the meeting and brought these same concerns to everyone's attention. We discussed what could be done to make the existing ballots secret. It was suggested that the voters could tear the existing ballots, thus separating the address and name from the vote. Everyone was given the opportunity to take this step before the votes were tallied. It was questioned why we were having all this controversy for a ballot with only one name on it. In the end no one else felt the ballot was an issue. Andrew Palumbo asked for nominations from the floor and there were none. The vote was taken. The nominating committee tallied the votes and Carl Harris was elected to the open 3 year director's position with 22 votes. There were no write in votes.

The board has done some research on secret ballots and election protests. The basic way to have a secret ballot while still verifying voter eligibility and ensuring only one vote per property is to have a two station vote where a voter would present themselves for verification at the roll table and be issued a ballot to be cast in secret. Our voting procedure will be revisited during 2011. The only item on protesting found was more an invalidation based on lack of a quorum. A quorum is 1/10 of the association per our by-laws or 7 and we had 22 attendees and 15 proxies so a quorum was not an issue.

Sidewalk extension

Though not discussed during the actual meeting there was an email discussion throughout the community about how we get our existing sidewalk linked into the new sidewalk that has been constructed to the corner of Woodcroft Pkwy and Hope Valley Rd. that the board thought would be of interest.

The section of sidewalk between Roxboro Road and Woodcroft Pkwy will be a part of the 751 widening in a couple of years, the following projects are slated for completion next year.

Extending sidewalk on 751 from Swarthmore to Weldon Downs.
Extending sidewalk on Garrett Rd from Swarthmore to Jordan HS
Extending sidewalk from corner of 751 and Garrett to NC54 and west to the first street

The Woodcroft HOA is exploring upgrades to their existing trail system to have a higher capacity trail connection between the new trail and the American Tobacco Trail.

Links to Durham Planning Activity:

Bicycle and Pedestrian Information (including the new Durham Bicycle Map):

http://www.durhamnc.gov/departments/transportation/bike_and_ped.cfm

Status of Various Construction Projects:

http://www.durhamnc.gov/departments/works/construction_projects_active.cfm

Contact Dale McKeel, AICP
City of Durham/DCHC MPO
Bicycle & Pedestrian Coordinator
919-560-4366. ext. 36421
dale.mckeel@durhamnc.gov

Next Meeting:

The 2011 budget including dues will be discussed.
Submitted by: Carl Harris