

Hope Valley Green HOA Approved Meeting Minutes March 14, 2011
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, Kamal Khan, Sheila Shearer, Richard Hunter, Jim Gundersdorff, Julian Reynolds, David Gloekler, Anne Weston, Barry Weston

Proxies: No proxies were submitted
Reviewed minutes from last meeting and they were approved.

ARB Report: submitted by Jennifer Harris

1. 3 requests for porches and porticos have been submitted.
2. A request to render an opinion on a front facing solar panel was submitted. By the next meeting the ARB will submit a policy for approval. The general feeling is we are all for it to be supportive of being more energy efficient. The report from the homeowner is that it would supply more than 100% of the energy needs for the house. The association just needs to perform its due diligence and submit a policy so there is a standard.
3. A comment was made that we have two styles of mailboxes and numbering being implemented. One with a gold flag and another with a red flag. The ARB responded both were approved designs.

Financial Update:

The final 2010 financial report and YTD 2011 financial report was presented. We are under spent on operating expenses due mainly to the weather resulting in less need for lawn services. A proposed budget was reviewed and approved that lowered dues for 2011 to \$190. If full irrigation is approved and installed in the front landscape easements, the expectation is that the dues could come down to near \$150 in 2012.

Front Entrance Update:

The front entrance project approved on October 4, 2010 got started in late November. After removal of the existing landscaping and boring of the irrigation and electrical conduits, the board was informed by the attorney of one of the easement owners that the board was not authorized by the existing language of the easement to install a wall, irrigation or electrical improvements. Work on the project stopped while a settlement was negotiated. In a meeting held just before this association meeting, the parties agreed terms and it is expected a settlement will be fully executed within 7 to 10 days and replanting of the easement will commence at that time.

What was learned from this experience?

- The easements were very vaguely written and the new easement agreement negotiated for the South easement more clearly spells out the Association's right to install irrigation and conduct the necessary maintenance.
- The Association is obligated to water both easements. This means that until irrigation is installed we must pay for a truck to come water as needed.
- The Association's reliance on contractors to properly guide us through the permitting and approval phases was inadequate. Hire a lawyer every time you think about undertaking anything.
What is left?
- A clarifying easement for the North easement has not been negotiated at this time. The homeowner does not appear to be interested in pursuing this improvement at this time. Several homeowners at the meeting seemed willing to contact the homeowner to see if there was anyway to move this forward.

Other Business:

Board Opening Elizabeth Richani has made it known her intention is not to seek re-election this year. Volunteers get ready!

New Maintenance Provider Our current maintenance provider resigned and a search for a new provider is underway. 3 bids have been received and are being analyzed this week and we expect a contract to be in place and maintenance to start next week.

Widening of Hope Valley Road Andrew Palumbo attended the city's informational meeting and has since followed up with the Durham planning department and he reported:

- The project is part of the Durham Master Plan that is about 20 years old.
- The city has the money and the right of way to execute this project, but not the extension of South Roxboro into downtown.
- We are a couple of months away from a go no go decision by the city
- If they choose to go forward there would be a year of planning with construction starting in October 2013 and continuing for 15 months.
- The new road would look like South Roxboro in Hope Valley Farms and traffic would flow directly into Hope Valley Farms and it would be a left turn to continue on Hope Valley Road.
- The concern is that finishing this project and not the South Roxboro project not divert any traffic on to South Roxboro as Hope Valley Rd would continue to be the connector to downtown.
- The concern if the project is not approved is there anyway to get the sidewalk completed to Woodcroft Parkway?

Submitted by: Carl Harris