

Hope Valley Green HOA Meeting Minutes
Unapproved Meeting Minutes February 8, 2010
7pm @ the Richani's house

Directors and Officers Present: Elizabeth Richani, Carl Harris

Other attendees:

David & Kristen Gloekler

Rocky Reimer

Andrew Palumbo

Kamal Khan

Marcia Elliker

Julian Reynolds

Eric Faulkner

Prayson Pate

Robert & Alyson Bosworth

Jim Gundersdorf

Bryan Smitherman

Don Ferrier

Jennifer Harris

No proxies were filed with the board

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.

Financial Update:

The full 2009 year results were presented. Actual operating expenses came in \$3,397 under budget (\$8,550-\$5,153). The variance was mostly caused by the HOA spending no funds on landscaping as the community decides on the new front entrance wall, \$1,100, below budgeted grounds maintenance expenses, \$1,000 and \$1,000 of unspent budget for discretionary items by the board and the social events committee.

The board's interpretation of how it is going to implement the past due HOA dues collection called for in the by-laws was presented. This will be posted on the website and mailed out with all dues notices going forward.

http://www.hopevalleygreen.org/downloads/HVG_Dues_Collection_Procedures_20100208.pdf

The operating budget for 2010,

http://www.hopevalleygreen.org/downloads/HVG_Budget_Approved_2010.pdf, was approved at the same levels as 2009 with dues remaining at \$205. We are almost caught up from the missed year of dues collections. The 2009 dues collection process is almost complete and the plan is to bill 2010 dues in June 2010 and 2011 dues on January 1, 2011 with a March 1 due date. The plan is for this to be the billing schedule for 2011 and

forward so we eliminate the need for the association to prorate HOA dues as homes are sold.

ARB Report:

There was a retroactive request for approval of a shutter color change, a request for a fence and a request for a porch addition submitted. Each was approved.

Other Business:

The Fence Easement

Eric Faulkner brought the community up to date on the status of the fence easement proposal. The fence owners have engaged private council to review the original easement document prepared by Robert Seidel. Comments were just received from their attorney several days before this meeting and the fence owners have not had time to review and comment on the changes. Once the fence owners have finished their review process it will be forwarded to the board for review. At that point a proposal should be forthcoming to be submitted by the fence owners at the next meeting.

The Front Entrance

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

The preliminary site plan has been submitted and not approved by the city. It was determined the existing stone pillars were not constructed within the original sign easement. To correct this we need to have the Gloekler lot surveyed and re-platted. We are also required to file a Cape Fear River watershed impact study for the 86 square feet of new impervious surface. Mr. Parrot is working with a storm water engineer to see if this requirement can be waived. We have also been informed that our existing columns exceed the 4 foot high maximum, but Mr Parrot will pursue a variance.

The Cape Fear River Watershed covers 9,324 square miles	9,324
There are 27,878,400 square feet in a square mile	27,878,400
We are creating 86 square feet of new impervious surface	86
This equates to 3 ten billionths of the watershed	0.0000000003

Next steps

1. HOA approval of \$850 for the survey and re-plating of the Gloekler lot.
2. City site plan approval
 - Mr. Parrot expects the process to take 3-4 weeks after the new plat has been filed.
3. By the next meeting we should be obtaining bids from contractors.

Mailbox Proposal

A proposal to have the HOA replace mailboxes for everyone in the neighborhood kicked off a good discussion. Our by-laws state the mailboxes must be uniform and the existing mailboxes are over 10 years old and starting to fail. The exact mailbox is no longer available from the manufacturer. Several different ideas were discussed. The group explored just replacing the mailboxes, handling removal and haul away individually and specifying one or more approved mailboxes that homeowners could purchase and be in compliance. In the end a proposal emerged and is presented below.

Proposals:

- Appropriate up to \$850 for survey and filing of a new plat for the Gloekler lot.. Unanimously approved.
- Empower the ARB to select a new mailbox and post for the neighborhood provided the all inclusive price of removal, haul away, mailbox, post, numbering and installation is \leq \$325 per mailbox. The mailboxes are to be replaced over three years 22 or 23 homes each year. Unanimously approved. The approval of this proposal also indicates the communities desire to designate the mailboxes as common area. This is consistent with the by-law requirements that the mailboxes be uniform and obligates the HOA to maintain and replace mailboxes going forward.

Next Meeting:

The next meeting will likely be in May..

Submitted by: Carl Harris