

Hope Valley Green HOA Meeting Minutes
Approved Meeting Minutes October 26th, 2009
7pm @ the Richani's house

Directors and Officers Present: Elizabeth Richani, Carl Harris
Other homeowner's present
Julian Reynolds
Prayson Pate
Terry Lee Jones
Tim Wilson
Christina & David Gloekler
Kamal Khan

A proxy was filed by Tim Wilson and submitted to Carl Harris

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:

We have not had any unexpected expenses and are tracking below our operating budget (not including projects) by about \$2,500. We have one home with open 2007 dues and 6 homes with open 2008 dues. 2009 dues notices will go out shortly. I am expecting an end of year cash balance of \$40,000.

ARB Report:

No report was given.

Other Business:

The Fence Easement

No proposal was available for submission at the meeting. The fence owners have committed to having a proposal available no later than Jan 31, 2010.

The Front Entrance

Todd Parrot from Turning Point Designs addressed the group reviewing his updated design proposal for the front.

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

Key points of the design:

- Create symmetry
- Move beds back from sidewalk a few feet to create a nice edge
- Low level evergreen coverings
- More permanence and elegance
- Easier Maintenance

- Up-lighting to highlight architectural features of wall
- Irrigation
- Under road boring and electrical conduit installation

Next steps

1. HOA approval of the plan
2. City site plan approval
 - We need a survey of the existing sign easement and the electronic survey file for Mr. Parrot to draft the plans for submission to the city.
 - Mr. Parrott believes we can file a simplified minor plan
 - Typically the process takes 3-5 weeks with the city and can include multiple comment and response iterations.
 - Get a sign permit
3. Estimated cost of full project about \$40,000
 - This is a rough estimate of cost: Demo \$2,400, preconstruction hardscape \$10,000, landscaping \$5,800 , wall construction \$22,000.
 - Approved plans would be bid to at least 3 contractors
 - Includes the site plan approval process managed by Mr. Parrott, layout plan, dimension plan and a planting schedule

Proposals:

- Appropriate \$3,500 for Turning Point Design to develop and submit the site plan, including a survey, for submission and approval to the city of Durham. Unanimously approved.

Next Meeting:

The next meeting will likely be in early February to accommodate the fence owners timeline for submitting a fence proposal.

The 2010 budget will be submitted and approved at the next meeting. In the event we have a home sale in 2010 before the next meeting we will assume the 2010 dues will continue at \$205.

Submitted by: Carl Harris