

Northgate Park Neighborhood Association Board Meeting Minutes  
Jan 17 2019

Board Members attending: Alice Kolacinski, Bernie Page, Dan Singer, Deb Hawkins, Ian Pond, Jeremy Jorgensen, Keith Cochran

Residents attending: Donna Cronce, Kara Andrade, Cheryl Shiflett, Carol Henderson

Emailed prior to meeting: October minutes, October November and December Treasurer's Reports, suggestions for bylaws, participatory budgeting info, discussion on newsletter/ Spanish insert/ poll, speaker question, motion re holiday cards , updated NPNA annual calendar, budget, motions re yard sale coordinator 2019, Spanish newsletter insert, neighborhood poll, speakers prior to future meetings, 2019-2020 budget, newsletter ad prices, annual membership prices, Lavender House update, "No trucks" sign for Washington St overpass update, participatory art project update, INC report, request for "pumpkin" funds"

6:30 PM

Ryan Vincent of Durham County Tax Administration presented on tax reappraisal. A summary is at the end of the minutes. Ryan's talk was extended and the Board meeting delayed.

7.25pm Call to Order and Introductions

Call for Other Items from Community and Board – none added

**Approval of October Minutes** – approved as issued.

**Treasurer's Reports** for October, November and December accepted as issued

Financial Summary

Report period: December 1-31, 2018

Fiscal period: April 2018 - March 2019

Memberships: 104 (current, since April 1st)

2 (pre-paid for next membership year)

Operating fund:

Contingency fund:

Beginning balance: \$ 1547.14

Income: \$ 88.00

Expenses: \$ -203.34

Transfers: \$ 0.00

Ending balance: \$ 1431.84

Beginning balance: \$ 4123.84

Income: \$ 6.16

Expenses: \$ 0.00

Transfers: \$ 0.00

Ending balance: \$ 4130.00

## **Committee/Liaison updates and reports:**

### **Food Truck Rodeo**

Motion: Farrah Shapiro to be 2019 Food Truck Rodeo truck coordinator. Passed

Motion: Deb Hawkins to be 2019 Food Truck Rodeo entertainment chair. Passed

**Luminaries** report circulated

**Newsletter ad prices**: Motion to approve no change. Passed

**Membership price 2019-2020**: Motion to approve no change. \$5-\$15 per household. Passed

**Budget for April 1 2019-March 31 2020**: Motion: to approve. Approved with additions of \$100 for Pumpkins and \$75 for Easter

**Bylaws suggestions**: Motion: to approve

All passed as proposed. In summary:

Article II Section 2. No more than twelve Members at Large

Article II Section 9 Secretary remains owner of all official communications

Article II Section 10 Annual audit review to be given at the April meeting

Article V Section 3 Eight at large members required to achieve a quorum at any annual or special meeting

Article VI Fiscal, Membership and Association years timing to remain as is.

## **New Business**

% variance to expenditures. Discussion around how to approve variances to agreed budget expenditure concluded that guidance should be given at each approval.

Neighborhood Matching grants program deadline Jan 31<sup>st</sup>. Add to calendar.

## **Announcements**

**Future Treasurer** Ian has agreed to be treasurer when Dan steps down, presuming he will be officially voted in at the Annual Meeting.

**Speaker for Feb meeting**: Cherri Smith of Durham Soil and Water Conservation District and Chris Dreps of ECWA have agreed to talk re Ellerbee Creek. Talk will start at 6PM!!!!

## **8:25 PM Meeting adjourned**

Summary notes of presentation:

Ryan Vincent, 2019 property reappraisal

All property reappraised, up or down, to current market value. State Law says at least once every 8 years. Durham does every 4 years.

Market value is most probable price in a reasonable market. County sends questionnaire after all sales transactions to determine whether it is a valid transaction or not for market price assessment (e.g. discounted sale to relative).

Tax office does not set market value but determines it off the market.

New tax bills out in Summer 2019

~65 people in tax office covering all aspects of tax and call center. Physically visited every house/property over past 2-2.5 years to measure/reassess. Use of laser tapes to measure and pictometry which shows photos of each side of a property. Details sent out to owners to review.

Room count does not drive tax value, square footage does.

Step 1 re-measure properties (115k properties)

Step 2 assess all sales to create valuation models by neighborhood/type/size etc

Statistical testing to ensure values are reasonable, using comps in local area.

Garage priced less than living area. Are attics finished or not? Fireplaces add to tax value.

Tax bill includes market value plus tax rate. Revenue neutral rate – balance of required tax revenue versus total real estate value. Economic development incentive dealt with by County/City, not tax department. State programs for historical/vets/elderly/disabled etc dealt with by tax dept.

To understand bill can request a 1-1 between property owner and property assessor for 15 mins.

Appeals process: Notice comes out - review property info and submit data change request if there are errors. Compare sales for past two years (online) to confirm comps are OK. If still an issue, file appeal online or go to office. Affordability issues not really reason for appeal but may lead to payment program. If appealing, submit supporting docs/info including any required repairs with estimates.

Deadline to file appeals is May 3<sup>rd</sup> at 5pm. If made after that, appeal carries forward to following year.

Jan 1<sup>st</sup> effective date of reappraisal

Notices mailed Jan 30<sup>th</sup>

Info meeting Feb 18<sup>th</sup>-March 1<sup>st</sup>

Appeals by May 3<sup>rd</sup> at 5pm

Appeal will be reviewed, may require site visit, if not resolved then forwarded to review Board (property owner plus Tax officer), Board makes decision.

Heated living area/garage/porch/shed are all valued at different levels in the property valuation.