

April 2019 TPNA Board Meeting  
Minutes  
Wednesday, April 3rd at 7pm  
George Watts Montessori Media Center

Roll Call ~ Waugh Wright, Steve Falzano, Adam McClellan, Katy Dillard, Matthew Yearout, Bunmi Matory, Kevin Kearns, Diane Amato, Stacy Murphy, Don Ball, Philip Azar

Absent ~Beth Emerson, Marc Phillips

Call to order ~7:08

Review of March Meeting Minutes

- Approved

Ryan Vincent - Tax Assessor's Office - to discuss recent property tax reassessment

- Reappraisal has to be done at least every 8 years, we will be doing it every four years from here on out, which is what the state recommends
  - Would only reappraise in off years if there is a change to the property
  - It is to base appraisals on market value
- Look through sales from the past two years (categorize as valid or invalid (e.g., not sold at market rate))
- 10% of properties had valid sales in past two years.
  - Takes place on 1/1/19 (damage in December lowers the value)
  - Tax bills will go out in summer
- 3 steps
  - 1. Sales analysis (look at every property in county – what has been added, what has been taken away)
    - 118,000 properties
  - 2. Collection of physical characteristics
    - E.g., garage space is valued less than living space, is chimney bricked over
  - 3. Development of value schedules
    - Use statistical techniques at end, such as sales ratio, to determine if there are outliers or other odd
- Appraised value and tax rates are two separate concerns
  - They deal with value, not tax rate
- The tax rate is set in June usually

- Appeals
  - 1. Review
    - Check property data and see if there any errors
  - 2. Compare
    - To similar properties, using their free online service (sales from 2017 or 2018)
  - 3. Appeal
    - File an appeal with the Board of Equalization and Review (BOER) and schedule a hearing
  - May 3<sup>rd</sup> is the deadline
  - Non-Valid reasons (not about the value):
    - It went up too much
    - It is not affordable (there is some relief programs for seniors, disabled, military)
    - Level of service provided
  - Support appeal:
    - A sales report of similar properties
    - Pictures showing the property's features that weren't featured
    - Compare to houses in same condition (e.g., non-renovated houses)
    - Optional: a copy of a recent fee appraisal for the property, such as done for a refi
- During appeal, the value could actually go up
- If you disagree with the new value, then you appear before the board and the county will have someone argue their side.
- After that you can go to the State
- After that you can go to the State Board of Appeals (usually about a point of law)
- What if house was redone on front, but not on inside?
  - Photos of inside is helpful (bathroom, kitchens, etc.)
  - Uses demo sales to determine land value sometimes
- Collection rate was 98.2% during last cycle

#### Committees:

#### Treasurer's Report ~ Adam McClellan

- Income: \$435 in membership dues, \$1000 from dominos
- Paid po box fee, paid irs fee, board retreat
- Insurance is due on April 22<sup>nd</sup>, do we want to bundle insurance and even insurance (\$359)
  - Duke may soon require event insurance from groups like ours

- If at the park itself, the city leases it from the foundation, so probably the city is most culpable (the park is a city park)
- Steve will talk to both our current and another insurance agency about bundling event and regular insurance
- Under \$500, so do need to vote on it [[NOTE from Marc: When would we not need to vote on it?]]
- Membership is at 2/3rds of target. Mathew will follow up with those who are due (which is generally effective)
- Kevin will be working on invoices with the newsletter.
  - Two advertisers dropped off, but more are interested. Kevin is working on sell sheet to show value of ad.

#### Communications ~ Katy Dillard

- June newsletter
  - Profile on reality center
  - Don's foundation update
  - Safety/traffic/EHC updates?
  - Salon series
  - Eno Rover Foundation
  - "Other Durham Events"
  - Summer events
    - Steve will have article on national night out and Pops in the Park then
- Before changing format of the newsletter, we should talk to advertisers
- 

#### Community Building ~ Steve Falzarano

- Egg hunt is planning well with lots of volunteers and Duke divers and the sorority will be face painting
  - You can drop candy off at Steve's
  - April 20<sup>th</sup>
- Pops is May 11 and inside Watts
- Should we have casual meetups (e.g., at Hi-Wire, Fullsteam)

#### Traffic ~ Beth Emerson

- N/A

#### INC ~ Philip Azar

- Sent minutes separately to group
- Quality of Life group will do small group conversations at Walltown Community Center about EHC
- Durham 150 is looking to support significant figures. INC is supporting Bill Anderson's inclusion (helped save bath house around Duke Park and the Beaver Pageant)
  - Anyone we should nominate? (Max Rogers?)
  - [Note: the deadline had passed by the time of this discussion]

#### TP Foundation ~ Don Ball

- Will have our first meeting soon

#### Membership ~ Matthew Yearout

- Discussed above

#### Safety ~ Ron Gallagher

- 

#### South Ellerbe Creek Wetlands - Matthew Yearout/Paul Cardile

- Continuing to wait

#### Old Business ~

- Expanding Housing Choices Initiative
  - March 12 the Planning Commission heard the summary of the TPNA letter
  - Many neighbors spoke
  - The commission voted for a 60 day delay
  - The next meeting is the 11<sup>th</sup> and there should be an update
  - We do not know the new version and if it will be changed
  - Planning says there will be a very brief update, but no changes yet.

#### New Business ~

Adjourned at 8:47