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 3rd 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 22nd, 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 20th
- 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
    o March 12 the Planning Commission heard the summary of the TPNA letter
    o Many neighbors spoke
    o The commission voted for a 60 day delay
    o The next meeting is the 11th and there should be an update
    o We do not know the new version and if it will changed
    o Planning says there will be a very brief update, but no changes yet.

New Business ~
  Adjourned at 8:47