

Governors Village Homeowners Association
Board of Directors Meeting Minutes
Thursday, July 21, 2011
6:30pm, 2016 Mt. Carmel Church Road, Chapel Hill, NC 27517

Board Members Present: Debbi Nichols, Jo Watta, Dick Bobst, Ricky Houston, Rosemary McGee, Thomas Wilson, Otto White, Chris Gamber

Board Members Absent: Terry O'Brien; **Management:** Joel Strangis

Vince Matal, formerly CEO/President of Talis Management and currently Vice President of Sales and Marketing, addressed the Board. His purpose in attending the meeting was to thank the Board for their feedback and to update them on new matters.

- In response to a request to change the Community Services Administrator, Emily was transferred from Talis' corporate office to assist Joel with Governors Village. She's very professional, and has recently been promoted to Manager. She has a small portfolio of properties that she will manage, and has her own assistant.
- In response to requests to reduce Joel's workload, his portfolio will be reduced by two properties by August.
- Talis has installed a new telephone system – it allows for tracking of calls, and better follow-up.
- There have been changes in the accounting system. More of it has been automated, which provides better data and allows staff to be more dedicated to homeowner response.
- ADT is Talis' new contractor for HR matters, and will be developing job descriptions. Each property manager has his/her own administrator.

Mr. Matal distributed business cards and encouraged Board Members to feel free to contact him if he can be of any assistance.

Call to order: Debbi Nichols called the meeting to order at 6:52pm

Minutes – Joel Strangis will get minutes circulated to the Board more quickly in order for them to be approved via email more quickly. Small changes were made to last month's previously approved minutes that will be adjusted by Joel.

Financial Report – Thomas Wilson reported the Total Assets amount to be \$404,000 and distributed the financial report to the Board. He mentioned that the Board should probably be more conservative about capital improvements in the next year.

Board discussion included

- suggestions to allocate neighborhood funds based on the needs of each
- various grounds committees will need to be contacted to curtail expenditures
- approval of expenditures by email, and the need for greater and quicker response by email.

Joel Strangis mentioned that the Board might consider seasonalizing the budget for the POA, since their income is not monthly, but in January and July. Mr. Wilson suggested pushing the budget meeting back one month in order to incorporate August actual expenses into budget considerations. Mr. Strangis suggested moving the September 15th meeting to the 22nd.

Management Report

2010 Audit: The audit is in its first draft. Some errors were detected. They will be corrected and the audit will be re-drafted.

Budget Principles and Community Input: Mr. Strangis will edit, per Board discussion, the Budget Principles and Community Input and will send to the Board for review.

Streets and Roads Report: Following Board review and discussion of bids submitted to address issues on Hammock Bend and on Vail, Mr. Strangis will contact the DOT to determine minimal acceptability for Forest Roads and report back on bids to the Board prior to the next meeting.

Dick Bobst moved to accept the low bid from Asphalt Medic to sealcoat the pool parking lot and crackseal in the original towns, with funds coming from Reserves. Rosemary McGee seconded the motion. All were in favor and the motion carried.

Mr. Strangis will provide the Board with a new Board Roster, to include Ricky Houston.

Committee Reports

Architectural- Debbi Nichols reported that there were no completed applications, and therefore, there was no meeting of the ARB in July.

Communications – Rosemary McGee distributed the Web Content Policy. Jo Watta moved to accept the Web Content Policy as written. Thomas Wilson seconded the motion. All were in favor, and the motion carried.

Grounds- Otto White had nothing new to report.

Recreation and Pool- Chris Gamber reported that there now -- one committee with two co-chairs. Barry Bassett will continue to handle pool matters, and Bob Wynne will handle Recreation matters. The Rec meeting will be on August 8th. The pool deck expansion came at a very good time, considering the unprecedented use of the pool this year.

Safety-Terry O'Brien was absent but Debbi Nichols reported that he had sent word that he scheduled two events: a Bicycle Day in September, and Internet Training in October.

Social –Jo Watta reported that every event will be a fundraising event for a local charity. The annual pool party is scheduled for August 20th, and will be catered by Bean & Barrel. There will be a charge for guests, and homeowners are asked to bring a dessert. There was discussion about RSVPS – last year there were 20% no-shows.

New Business – none

Old Business - none

Debbi Nichols moved to adjourn the meeting, and Otto White seconded the motion. All were in favor, and the meeting adjourned at 8:32 pm.

Respectfully Submitted,

Mary Beth Magallanes

July 22, 2011