

Governors Village Property Owners Association
Board of Directors Meeting Minutes
Wednesday, January 25, 2012

Board Members Present: Debbi Nichols, Jo Watta, Chris Gamber, Terry O'Brien, Wes Weaver

Board Members Absent: Emily Walker, Rosemary McGee, Otto White, Thomas Wilson

Management: Joel Strangis

Call to order: Debbi Nichols called the meeting to order at 6:37 p.m.

Minutes – The minutes were previously approved via email.

Financial Report – Joel Strangis reported that as of 12-31-2011 there was \$83,000 in the operating account with \$76,000 in prepaid assessments. In addition \$5,577 is due in accounts receivable – approximately 1% of the annual budget.

Chris Gamber moved to transfer \$25,000 of reserves funds to a CD and when the \$24,000 CD matures on March 4, 2012 renew the CD for \$49,000 for 12 months at the best rate available. Jo Watta seconded the motion. All were in favor and the motion carried.

Management Report –

Pond Maintenance Bids: Joel reported on bids for Pond Maintenance from Ecological Solutions, Foster Lake and Pond and Bland. It was confirmed that all work will comply with BMP specifications, and will involve 2 inspections plus estimated 18 visits. Chris moved to accept the bid from Ecological Solutions. Terry O'Brien seconded the motion. All were in favor and the motion carried.

Pine Straw and Mulch: Joel explained the increase in pine straw and mulch amounts were due to a need for better coverage in some areas, and also due to areas that had not been covered in prior years. Debbi moved to allocate \$21,800 for mulch and pine straw per the chart in the management report. Terry seconded the motion. All were in favor and the motion carried.

Water Heater: Bids were presented for water heaters for the pool restroom and under the counter in the kitchen (during times when the restroom heater is turned off). Chris moved to accept the low bid from Brian Sawyer for both heaters paying from reserves for the replacement of the existing heater. Terry seconded the motion. Debbi abstained. All others were in favor and the motion carried.

Playground Inspection: Playgrounds were inspected and the report was included in the management report to the Board. It was decided to get Recreation Committee input regarding

changing the Fountain Park playground from sand to mulch. Joel will email details to Wes and Chris as Rec Committee liaisons and they will contact the Recreation Committee.

Wes Weaver moved to spend \$2600.00 on 80 yards of mulch for the playgrounds, and to purchase necessary hardware to bring the playgrounds up to code. Jo Watta seconded the motion. All were in favor and the motion carried. Pay for playground mulch from Reserves.

Pool Furniture: Debbie has ordered 10 chaises for the pool area at a cost of \$264 each. This was provided for in the 2012 budget.

Management Activity Plan: Board Members reviewed the Management Activity Plan. Joel will set a time with John Bendelow to walk the Mt. Carmel berms and review needs. He will coordinate day and time with Debbi.

Old Business –

Roads: Joel gave a brief report on current road work in the Lake and in the Forest.

Reports of Standing Committees –

Safety: Terry reported that he met with a DOT representative to review speed table requirements and traffic calming areas. It was a positive and productive meeting.

Otto White joined the meeting at 8:20 p.m. and was present for all subsequent discussion and voting.

Terry also reported on the potential for lighting along the entire lake. He is working with Duke Energy on this. Installing Duke Energy pedestal lights every 100 feet would cost \$14.21/month for each, an annual total cost of \$3,400. Prior to beginning this project it would be best to get approval from most homeowners. A detailed plan is needed that would include light positions, fixtures, landscape requirements, and a proposal from Duke/Progress Energy. Joel indicated that the POA currently pays approximately \$25 per month each for the 100 plus street lights (larger than those contemplated for around the lake) located throughout the community.

The Lake Enhancement Committee might be able to pick up the operating cost for the first year or two year of installing lights along the lake path, with the provision that that POA would assume those costs from the general budget by the third year. Terry moved to proceed with the lights along the path. Chris seconded the motion. All were in favor and the motion carried.

Terry will plan an informational meeting for lighting and traffic and Joel will send the information to homeowners.

Communications – no report.

Grounds – no report.

Recreation and Pool – Joel indicated that a significant amount of hardware has been replaced in order to improve safety on the swings at both parks.

Social: Jo reported that Shannon Leslie has resigned as chair of the Social Committee due to other commitments. The Board commended and thanked Shannon for her service to the community. Jo hopes that a committee member will step up and volunteer as chair at the next meeting.

Architectural – Debbie asked Board members to look at a commercial building that has an entrance painted in an unapproved color. Board members briefly discussed that some Christmas decorations are still up. Joel was asked to send out an email asking homeowners to remove Christmas decorations.

The meeting was adjourned at 8:43 p.m.

Respectfully Submitted,
Mary Beth Magallanes
January 29, 2012