

**Governors Village Property Owners Association
Board of Directors Meeting Minutes
June 2, 2016 - 6:30pm
Community Room at Camden Governors Village Apartments**

Board Members Present: John Eberhard, Clifford Simpson, Ted Smith, Daniel Guy, Wes Weaver and Bill Hlavac

Board Members Absent: Adele McLean, LaVerne Blankenship and Kalyan Ghosh

Management: Alina Cochran

Homeowners Present: Susie Moffat, Cathie Heck, Cathy Kenniff, Joan Liotta, Cathryn Lopez, Tom DeWalle, Wendy Toyama, Nora Gaman, Hank Lewis, Roger Chapin, Manna Traas-Chapin, Pat Grebe, and Ellen Miller

Others Present: Greg Smith, Brian Holden, and Keith Updyke all from Greenscape

Call to Order: Meeting called to order by Daniel Guy at 6:38 pm after a quorum was established.

Multiple homeowners came to address the Board with multiple drainage issues throughout the neighborhood including a recent sinkhole that was discovered. A homeowner raised interest in the grounds committee. Also, a few homeowners raised concern about the increased number of Geese that are in the Lake. The Board continues to investigate different options on Geese control.

The Board brought up multiple landscaping issues to Greenscape; leaf pick-up, irrigation and better communication. The Board will review the proposal from Greenscape for the erosion around the lake and where Bermuda grass is installed. The Board will evaluate the different landscaping issues throughout the neighborhood and address them with Greenscape.

Alina will get a legal opinion on the sidewalk near Food Lion and confirm who is responsible for the maintenance of the sidewalk.

Due Process Account 82-5030-02: *A motion was made to fine the homeowner \$100 a week for not complying with the landscape maintenance until it is completed, seconded and approved. Bill abstained.*

Meeting Minutes

A motion was made to approve the March 31, 2016 meeting minutes, seconded and unanimously approved.

Finance Report

\$94,237.00 Total Cash Operating
\$532,543.00 Total Reserves
\$301,300.00 Total Income
\$170,282.00 Total Expenses
\$131,019.00 Excess Year to Date

The penalties are running higher than normal.

The delinquent list is improving and more people are signing up on auto draft.

A motion was made to move \$100,000 from the North State Reserve account to Yadkin Reserve account at 1%, fully insured amount, seconded and unanimously approved.

The Board discussed having the soda machine removed or replaced with another supplier, and has tabled the decision until after the pool season.

Management Report

Bartlett Tree

A motion was made to approve the work to be completed this year in the amount of \$8,500, seconded and unanimously approved.

Landscaping

The Board reviewed the irrigation report received from Under Pressure Irrigation that was solicited from Sears by the Park Grounds Committee. Alina will invite Under Pressure to the July meeting.

Lake Maintenance

A motion was made to repair the erosion near the inlets by Dragon Fly in the amount of \$3,200, seconded and unanimously approved.

Fitness Equipment

Multiple pieces were not installed correctly. The Board has asked Game Time to excavate 12 inches down instead of having the equipment raised above ground.

Trellis in Phar Cul-de-sac

CTI completed the repairs and power washed it.

Pool

The pool was opened as scheduled on May 7. The 2016 pool rules were printed and delivered to Board members in each neighborhood and then distributed to each resident.

Lighting at Lake

Duke Energy installed the pole lights at the Lake.

The Board entered executive session at 9:00pm.

The Board exited executive session at 9:07pm.

Architectural

The ARB recently met and approved a couple requests.

Communications

The communication committee is looking for more volunteers.

Grounds

Some feedback suggests that Greenscape is getting better with the landscape maintenance but they still have a long way to go to achieve our satisfaction.

Recreation & Pool

A new Ping-Pong table will be shortly installed. The committee is considering adding 2 new tables and 8 additional chairs.

Safety

None

Social

May 14th was the Firemen's breakfast and 5k run. Both events were well.

Motion to adjourn at 9:17pm.