

**Governors Village Property Owners Association
Board of Directors Meeting Minutes
September 29, 2016 - 6:30pm
Community Room at Camden Governors Village Apartments**

Board Members Present: John Eberhard, Bill Hlavac, Daniel Guy, Wes Weaver, Kalyan Ghosh, Adele McLean, Clifford Simpson

Board Members Absent: LaVerne Blankenship and Ted Smith

Management: Alina Cochran

Homeowners Present: Flint O'Bryan, Jenny O'Brien, Linda DeJongh, Geovani Ramirez, Kyra Ramirez, Janet Frank, Joe Frank, Leda Werrell, Sara Paukovich, Carrie Klein, Tokyo Rosenthal, Linda DeJongh, Melinda DeJongh, Rosemary McGee, Paul DeJongh, Dominick Tomaro, Betty Tomaro, and Chloe O'Brien

Others Present: Brian Holden from Greenscape, and Preston Peck from Toxic Free North Carolina

Call to Order: Meeting called to order by Daniel Guy at 6:36 pm after a quorum was established.

The "Non Toxic Governors" presented that the use of natural nontoxic spray is best to use on lawns. They also presented what they perceived to be health risks associated with the use of Round Up. The group would like to see a nontoxic product be used especially in the areas that are accessible, especially to children.

Preston Peck from Toxic Free North Carolina presented a PowerPoint presentation on the use of organic substances to treat weeds and organic lawn maintenance.

Brian Holden from Greenscape presented an alternative solution for the 2017 contract with the use of organic treatments. The Turf treatment and weed control would be completed through a different company and Greenscape would continue the standard lawn maintenance. Brian stated that in order to get a good lawn in place for the use of organic treatment, soil regeneration would need to be completed. This would be done by removing the compacted soil and replacing it, which is very costly.

The change from using Round Up to an Organic substance is a slow process if the soil is not replaced, and can take many years before the current soil is rejuvenated.

Adele McLean raised concern that only a limited number of homes raised concern to the Board and Management regarding the use of Round Up. The increased cost would result in an increase in assessments for the entire association. Bill Hlavac stated that according to the EPA, Round Up is safe to use.

The Board agreed to conduct a due diligence fact finding on the organic lawn treatment issues by a committee of three (Kalyan Ghosh, Daniel Guy and Cliff Simpson) and present its findings and recommendation to the board at a future meeting.

Motion made to create an ad-hoc committee Green Committee, Chaired by Kalyan Ghosh, to review the option for organic lawn care in the community, seconded and unanimously approved.

Meeting Minutes

A motion was made to approve the July 20, 2016 meeting minutes, seconded and unanimously approved.

Finance Report

\$61,788.22 Total Cash Operating

\$564,583.14 Total Income

\$399,733.55 Total Expenses

Expenses are tracking on budget. The board will meet in a special meeting to draft the 2017 budget in the beginning of October.

The loan that was made from reserves to the operating account will be paid off by the annual meeting.

Management Report

Landscaping Contract

The Board reviewed the landscape contract as presented and will vote on the contract during the special meeting.

Management Contract

The Board reviewed the Management contract with the following revision: the approval of invoices will be raised from \$1,000 to \$3,000. *A motion was made to approve the Management Contract for 3 years, seconded and unanimously approved.*

Storm Water Contract

The Board reviewed the contract from Dragon Fly Pond Works. *A motion was made to approve the Dragonfly Pond Works contract, seconded and unanimously approved.*

Pool Management

The Board reviewed the Pool management contract from Pool Professionals. *A motion was made to approve the Pool Professionals, seconded and unanimously approved.*

Reserve Study

A motion was made to approve a reserve study completed by Reserve Advisors, seconded and unanimously approved. This will be a reserve expense.

Pool

Pool Professionals proposed the replacement of the four salt cells. The Board tabled this decision.

Signs

A motion was made to approve the painting of the white signs throughout the neighborhoods, seconded and unanimously approved. This will be a reserve expense.

Irrigation

Under Pressure Irrigation has been solicited several times to provide pricing for the maintenance irrigation on a separate contract and the proposal is still pending.

Fitness Equipment

Alina is still waiting for Game Time to schedule the reinstallation of the fitness equipment.

Sidewalk Repairs

Wes Weaver will review the proposals from Blalock Paving and Raleigh Paving and will send his report to the Board for review.

CD Investment

The reserve CD that matured on August 20, 2016 in amount of \$150,000 was reinvested at Paragon in another 12 month CD.

Bartlett Tree

Alina will follow up with Bartlett on the work that is to be completed.

Architectural

The ARB has been looking through many applications including a new home.

Communications

None

Grounds

None

Recreation & Pool

Overall, the pool season went well.

Safety

None

Social

The pool party went well. The Boo Fest is scheduled for October 29th.

Nominating Committee

Bill Hlavac for the Lake, Cliff Simpson at Large, Daniel Guy for the Park have been nominated to rerun for the Board to serve another term.

Meeting Dates

Annual Meeting: Tuesday, November 1, 2016

Motion to adjourn at 8:55pm.