

**Governors Village Property Owners Association  
Board of Directors Special Meeting Minutes  
October 10, 2016 - 6:30pm  
Bean & Barrel – Chapel Hill, NC**

**Board Members Present:** John Eberhard, Clifford Simpson, Daniel Guy, Kalyan Ghosh, Ted Smith, Wes Weaver

**Board Members Absent:** Bill Hlavac, LaVerne Blankenship and Adele McLean

**Management:** Alina Cochran

**Call to Order:** Meeting called to order by Cliff Simpson at 6:35 pm after a quorum was established.

#### **Due Process Hearings**

- 082-196-03 – Yard Maintenance. Homeowner was present and presented weed treatment plan. Board agreed to close the violation for compliance.
- 082-5029-02 – House Pressure Washing. The Board agreed to give the homeowner 30 days from the date of the letter to pressure wash the home, and request homeowner to paint the house by June 1, 2017.
- 082-188-03 – Yard Maintenance. Homeowners were present and the Board agreed to close the violation for compliance. Management agreed to send picture showing specific issues on the property, so the homeowner can address. It was noted that homeowners wanted to bring property in compliance hand have made efforts towards it.
- 082-165-01 – Weeds in Yard. Homeowners were present and the Board agreed to close the violation for compliance. It was noted that AT&T dug the right of way and it has been difficult to restore the affected area. The homeowners are applying an organic treatment in their yard.

It was discussed and agreed that due process letters should include the dates of the previous violation letters sent and pictures of the violation.

#### **2017 Budget**

A motion was made to increase assessments by \$20 per year from \$1020 to \$1040 per year or \$520 semi-annual assessment, seconded and unanimously approved.

A motion was made to approve the 2017 proposed budget, seconded and unanimously approved.

#### **Landscaping Contract**

A motion was made, seconded and unanimously approved to accept the Greenscape contract with the following provision:

*GVPOA reserves the right to amend the contract in order to modify the scope of work for the purposes of removing herbicide application, substituting alternative, sustainable herbicide control practices and/or requiring additional notification and/or oversight of application of conventional herbicides in areas designated by GVPOA. Greenscape shall be paid for work done up to the date of the amendment according to the pro-rated price set forth in the contract. GVPOA and Greenscape shall agree upon a new contract price for all post-amendment work.*

#### **2016 Audit and Tax Returns**

A motion was made, seconded and unanimously approved to approve Petway, Mills and Pearson to conduct the audit of the financials statements and prepare tax returns for the year end December 31, 2016.

**Adjournment:** Meeting adjourned at 8:25pm.