

Governor's Village Property Owners Association
Mount Carmel Baptist Church Fellowship Hall
2016 Mt. Carmel Church Road
Chapel Hill, NC 27514
Annual Property Owner's Meeting Minutes
Tuesday, November 1, 2016

Board Members Present: Wesley Weaver, Daniel Guy, John Eberhard, Bill Hlavac, Ted Smith, Cliff Simpson, Kalyan Ghosh

Board Members Absent: Adele McLean, LaVerne Blankenship

Management: Alina Cochran

Call to Order: Daniel Guy called the meeting to order at 7:03 pm. A quorum was present.

Welcome: Daniel Guy welcomed new members to the community.

Election of Directors: John Eberhard presented the candidates to the Board: candidates Daniel Guy for Park Seat, Bill Hlavac for Lake Seat, and Cliff Simpson for At-Large Seat; all seats were unopposed.

Motion made and seconded to elect Daniel Guy, Bill Hlavac, and Cliff Simpson to the Board as unopposed candidates was unanimously approved.

Board Update: Wesley Weaver presented a recap of the 2016 Governors Village improvements.

- The Forest had entrance lighting, median landscaping, and new plantings installed.
- The Lake had new lakeside plantings installed.
- The Park had tree replacements and sod installation on eroded hillside.
- The Park entrances will begin rejuvenation beginning in November.
- The Village had landscaping installed at the Fountain Park.
- The Townes has work done to the Common Area along Christopher Drive.
- An outdoor fitness station was added along the lake path and also lake lighting upgrade.
- Bartlett Tree contracted to address soil care/fertilization, pest management, and tree/shrub work.
- The Board will be conducting a due diligence/fact finding on the organic lawn treatment issues that homeowners have requested. The Green Committee will present its findings and recommendations with the Board once research is complete.

Financial Report: John Eberhard, treasurer, presented an overview of the 2017 Budget. There will be a \$20 yearly increase in assessments in 2017.

Volunteer Recognition: Daniel Guy recognized the many committees and members who have volunteered in the community over the past year.

Announcements: ARB deadlines are 5pm on the Wednesday before meeting. Meetings are held on the 2nd Tuesday of each month. Board meetings are held the 3rd Thursday of odd number months at 6:30pm; please confirm with Talis the time and place.

Questions and Answer: Homeowners raised concerns about the pool contract, communication in the community, and Green Landscaping.

Adjournment: John Eberhard adjourned the meeting at 8:16 pm.