

**Governors Village Property Owners Association
Board of Directors Meeting Minutes
January 10, 2017 - 6:30pm
Community Room at Camden Governors Village Apartments**

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

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

Management: Alina Cochran

Homeowners Present: Bob Sherman, Linda DeJongh, Paul DeJongh, Leda Werrell, Cathy Kenniff, Kathy Lopez, Geovani Ramirez and Sara Paukovich

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

Kalyan Ghosh informed all of the homeowners that the Board has taken action on investigating different alternatives to be used in the common areas instead of RoundUp. So far, the Board met with 2 companies. Alternative weed treatments cost vary so the Board is looking into all of the options.

The Board will continue to research the alternatives until the next March Board meeting. The Board will also communicate with Greenscape the option to not “blanket” spray any playground areas.

Meeting Minutes

A motion was made to approve the minutes of the September 29, 2016 Board Meeting, October 10, 2016 Special Meeting and November 1, 2016 Annual Meeting, seconded and unanimously approved.

Finance Report

\$571,071 Total Cash Operating
\$565,186 Total Income
\$526,133 Total Expenses
\$39,053 Surplus

Election of Officers

A motion was made to elect the officers for 2017, seconded and unanimously approved:

Kaylan Ghosh - President
Ted Smith – Vice President
John Eberhard – Treasurer
Clifford Simpson – Secretary

Election of Committees

A motion was made to elect the committee officers, seconded and unanimously approved.

Clifford Simpson – Safety
Wes Weaver – Architectural
Kalyan Ghosh - Communications
Daniel Guy - Recreation and Pool
Ted Smith – Grounds
Bill Hlavac- Social

Management Report

Landscaping

The Board agreed to talk with Greenscape regarding the weeding throughout the neighborhood.

Enhancement Funds

A motion was made to approve to carry over the remaining funds from the 2016 enhancement budget for the Park, seconded and unanimously approved.

A motion was made to approve to carry over the remaining funds from the 2016 enhancement budget for the Village to be used for the berm, seconded and unanimously approved.

Erosion Mitigation at the Lake

The Board request a proposal from Greenscape for further consideration.

Away with Geese

The Board agreed to install geese repelling water units in the pond. Alina will reach out to Dragonfly to have them installed. The cost for each unit is \$394.

Tree Evaluation

The Board reviewed the soil reports received from Bartlett Tree. The pH balance is not correct in the soil. *A motion was made to approve the pH treatment totalling \$4800, seconded and unanimously approved.*

Pool

A motion was made to approve the Replacement and installation of a 7.5 HP C-Series Filtration Pump Motor totalling \$3,400, seconded and unanimously approved. This is a reserve expense.

A motion was made to approve the tree multiport valves on the filtration system totalling \$980, seconded and unanimously approved. This is a reserve expense.

A motion was made to approve the phosphate removal treatment totalling \$95, seconded and unanimously approved.

Drainage – Cub Creek

The Board reviewed the information received regarding the drainage issue near Cub Creek.

Fitness Equipment

GameTime completed the re-installation of the fitness equipment on November 8, 2016. The order in the amount of \$4,803.75 has been submitted for payment.

Reserve Study

Alina met with Reserve Advisors on January 10, 2017. They will complete a full report shortly.

Sidewalk Repairs

The scope of work provided by Wes Weaver for the sidewalk repairs has been forwarded to Raleigh Paving, RDU Paving, Blalock Paving, Turner Asphalt, Asphalt Enterprises, CTI and Onofrio Construction. The proposals are pending and were not available in time for the meeting.

Entrance Signs

The Board reviewed the proposal from Rodney Signs for the replacement of the signs at the entrance to the commercials side. The Board tabled the decision at this time.

2017 Sales and Use Tax Change

The Board reviewed the recent tax change, effective January 1, 2017. All labor will now be taxed. More information can be found with the North Carolina Department of Revenue.

2017 Management Plan

The Board reviewed the 2017 Management Plan.

No Committee reports.

Meeting Dates

March 16, May 18, July 20, September 21, November 16 (Annual Meeting)

Motion to adjourn at 8:16pm.