

Governors Village Property Owners Association
Board of Directors Meeting Minutes
July 27, 2017 - 6:30pm
Community Room at Camden Governors Village Apartments

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

Board Members Absent: LaVerne Blankenship, Wes Weaver, and Adele McLean

Management: Alina Cochran

Homeowners Present: Barry Bassett, Kristine Currie, Kyra Ramirez, Leda Werrell, Linda DeJongh, Ally ViViritto, Bob Sherman, and Sara Paukovich.

Others Present: Rick Knox and Sean Assam, representing Auto Pilot; Nate Funkhouser, and David Harvey representing Pool Professionals.

Call to Order: Meeting called to order by Kalyan Ghosh at 6:32 pm after a quorum was established.

Homeowners Forum: Leda Werrell and Kyra Ramirez raised concern to the Board regarding the use of 2,4-D as a pesticide. The Board will further review the documents presented.

Kristine Currie advised the Board that the pool should have a pool lifeguard on duty instead of the Pool Attendant. The Board will further investigate having a pool lifeguard on staff.

Barry Bassett informed the Board that the pool water has been very murky a few days of the week. The other days a lot of chlorine has to be added to keep the water clean. The salt water system pump is not functioning as it should and is not keeping up with the demand of the community.

Sean Assam from Auto Pilot presented that the 3 out of the 4 cell systems are not working properly. Auto Pilot recommends switching to a 6-cell system. Pool Professionals would continue to maintain the system and will provide a proposal for a buy out and lease option to the Board.

Bill has been approached by several families in the Lake who are concerned about the neighborhood receiving poor reviews on Zillow, and the difficulty neighbors are having selling their homes. There are a number of factors which could be contributing to the problem, some of which are related to the appearance of the neighborhood. Bill requested more vigilance on the part of Talis in performing and following through on inspections.

Meeting Minutes

A motion was made by Kalyan to approve the May 2, 2017 Board Meeting, seconded by John and unanimously approved.

Finance Report

\$557,689 Total Cash Operating

\$454,940 Total Reserves

\$300,649 YTD Income

\$302,081 Total Expenses

Grounds Extra has been over budget due to the unexpected drainage problems. The pool costs have been over budget.

John made a motion to renew the \$150,000 CD at Paragon for 12 months at the highest rate available. Ted seconded and unanimously approved.

John made a motion to open a \$150,000 CD at Live Oak for 12 months at the highest rate available. Ted seconded and unanimously approved.

Management Report

Pool Hours

The Board discussed the pool attendant hours to maximize the efficiency of the attendant. *John made a motion to inform the attendant to stay until 8:30 pm in August (sun down), and until 8:00 pm in September (sun down). The attendant will inform everyone the pool is closed at that time, Kaylan seconded and unanimously approved.*

Salt Water System

The Board met with Auto Pilot and Pool Professionals regarding the current salt water system. The Board will make a decision on the new salt water system after they receive the proposal from Pool Professionals.

Access Card System

Securadyne Systems was able to resolve the software connection issue at the pool gate. The cards were also audited at this time. Homeowners must contact Talis for pool card activations and deactivations.

Landscaping-Organic Treatment

Greenscape is testing a new organic treatment in the volleyball court. If the products work well, more areas will be tested.

The herbicide-free area signs have been ordered and will be installed when the posts are replaced.

Trees

Bartlett Tree assessed the trees in the community. *Ted made a motion to approve the proposal from Bartlett Tree for the tree removal in the amount of \$8,142, Bill seconded and unanimously approved.*

Lake – Emergency Action Plan

Alpha and Omega Group developed the model for the inundation mapping and completed most of the EAP initial documentation. The EAP should be completed in August.

Fountain at Park

The fountain is getting some age on it and seems to trip more often. An estimated cost to replace with a new system is around \$7k-\$8k. The Board will review the proposal once received.

Sign Post Replacement at Park

Replacement sign posts in Governors Park will be constructed with PVC material. The posts will be on a temporary set up so they can easily be moved. *John made a motion to approve up to \$4,000 in previously approved sign replacement expense to be classified as a reserve expense, seconded by Clifford and unanimously approved.*

Revised Pet Policy

John made a motion to approve the revised Resolution with Respect to Dogs in GVPOA that was adopted on March 19, 2015 as follows:

6. In addition to the two (2) dogs allowed under Article II, Section 4 (b), each Homesite or Garage Apartment may also have one (1) service or therapy dog, provided that the lot owner or tenant provide to the board, immediately upon request,

proper documentation from a health care provider or therapist that the dog in question is a service or therapy dog. Failure to provide proper documentation upon request shall subject the Owner of the Homesite or Garage Apartment to fines or other penalties as set out herein. Under no circumstances and no matter the status of each dog as a service or therapy dog, no Homesite or Garage Apartment may have or house more than three (3) dogs.”, seconded by Daniel and unanimously approved.

Board Items

Form Nominations Committee. There will be 2 positions coming for election, which are currently filled Ted Smith (At-Large Director) and Wes Weaver (Village Director). Ted Smith plans to run again for the Board.

Kalyan made a motion to appoint Bill as the Nominating Committee Chair, Ted seconded and unanimously approved.

Architectural

None

Communications

The homeowner's welcome packet is currently being revised. An ARB form will now be added to the packet.

Grounds

Governors Park – The Park is in good shape. The Park is planning to rejuvenate the median on Pharr and remove some dead trees this fall.

Governors Forest - Tree and shrub pruning still needs to take place. The dead branches in the entrance from the Junipers need to be culled out as well.

Governors Lake – Greenscape has been in direct contact with the grounds committee and is completing different tasks. Communication with Greenscape still needs to be improved to better complete the work.

Recreation & Pool

The pool attendant will be at the pool until 8:30 pm in August and 8:00 pm in September.

Safety

Away with Geese installed another sculpture in another area where geese have been migrating.

Social

Social Committee added several new members.

Pool Party is to be held Saturday, September 16th at dinner time

Boo Fest is to be held Saturday, October 21st.

The committee has decided to simplify the events to make them easier and less time consuming to plan while maintaining the integrity of the events. They will also try to have more low-maintenance/low-pressure events as well such as: informal turkey trot on Thanksgiving morning, a yoga class offered to all in the community, on the field gathering to watch a UNC football game or movie night on a projector.

The Board entered executive session at 9:25pm

The Board exited executive session at 9:40pm

Meeting Dates

September 26, November 16 (Annual Meeting)

Motion to adjourn at 9:46pm.