

**Governors Village Property Owners Association
Board of Directors Meeting Minutes
September 26, 2017 - 6:30pm
Community Room at Camden Governors Village Apartments**

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

Board Members Absent: LaVerne Blankenship

Management: Alina Cochran

Homeowners Present: Bob Adams, Mark Maxwell, Jeanne Maxwell, Leda Werrell, Kyra Ramirez, Bob Sherman, Sara Paukovich, Shella Shortell, and Joan Liotta

Call to Order: Meeting called to order by Kalyan Ghosh at 6:33 pm after a quorum was established.

Homeowners Forum:

Mark Maxwell raised concerns to the Board that property values are low in Governors Village. On the leasing real estate and rental marketplace webpage “Zillow” pricing of units is not correct which may deter new potential owners. He also expressed concern about the overall appearance of the community – home sites and common areas.

Bob Adams raised concerns about condition of the roads. The roads are public and are maintained by NCDOT. Homeowners were encouraged to contact NCDOT, maybe faster results could be seen.

A discussion was held between Kyra Ramirez, Bob Adams and the Board regarding the weeds in the Park. Since treatment has been stopped in Early Spring, only one organic treatment has been applied. Joan Liotta mentioned that the pool area has a step that is not noticeable and needs to be painted for safety. A work order will be issued to correct this.

Dogs and Cats without a leash have become a problem in the neighborhood. It was suggested that more signs be ordered and be added around the community reminding everyone of the rules.

Meeting Minutes

A motion was made by Kaylan to amend the July 27, 2017 Board Meeting, seconded by Cliff and unanimously approved.

Finance Report

\$79,095 Total Cash Operating

\$526,446 Total Reserves

\$567,076 YTD Income

\$414,531 YTD Expenses

A budget meeting is scheduled for October 10, 2017 at 6:30 pm.

The Reserves are on track according to the recently completed reserve study.

Management Report

Landscaping

Greenscape has received multiple complaints that the Dog Stations are not being serviced.

The Board reviewed the 2018 Grounds Contract from Greenscape. Some members expressed that the proposed increase over the current contract is significantly higher considering in particular that

Greenscape is taking out the Dog Station service. The current contract allows only a 3% year to year increase. Alina was asked to renegotiate the cost with Greenscape reminding them of the current cost escalation provisions. Alina was also to set up a meeting with Greenscape and the board members.

Governors Forest

The letter from Governors Forest Grounds Committee asking further expansion and upgrading of existing irrigation system along Twin Branch common areas was considered. The board asked for an estimated cost for the proposed project from the GF grounds committee and will review and act on it once received.

Towne of Governors Village

A motion was made by John to approve the transfer of \$13,108 of the grounds enhancement funds to Townes of Governors Village to complete the neighborhood enhancement project for 2017, seconded by Wes and unanimously approved.

Pool

Pool Professionals installed four new cells at the pool. Another two cells will be installed shortly.

Lake

The Emergency Action Plan is almost completed.

Sign Post Replacement

CTI is in the process of performing the sign upgrades in Governors Park, and the sign replacements are currently on order.

Revised Pet Policy

A motion was made by Ted to amend the Pet Resolution Policy, seconded by Wes and unanimously approved, as follows:

No dog or dogs may be kept or maintained on any Lot in the community that create(s) a nuisance in the judgment of the Board. No dogs may be kept or maintained on any Lot in the community that are classified as a "Dangerous Animal," "Vicious Animal" or "Potentially Dangerous Animal" pursuant to Section 91.001 and Sections 91.090-091 of the Chatham County (N.C.) Code of Ordinances.

US Bank

A motion was made by John to approve the US Bank agreement and card signature, seconded by Ted and unanimously approved.

Engagement Letter

A motion was made by Wes to approve the engagement letter from Petway, Mills and Person to complete the tax return and audit for 2017, seconded by Cliff and unanimously approved.

New Business

The ARB documents were written in 2002 and should be updated. *A motion was made by Bill to request the ARB committee to review and refresh the ARB handbook, seconded by Adele and unanimously approved. Adele, Wes and Bill will participate with the ARB Committee on this review*

CAI-NC Award

CAI-NC has recognized Governors Village POA as the winner for Community of Excellence in 2017.

Mailbox

There are many mailboxes that are in need of maintenance. Alina will follow up with homeowners and

send violation letters as needed.

Architectural

We will be in contact with the Committee in regards to the ARB handbook review.

Communications

None

Grounds

None

Recreation & Pool

The dog swim is scheduled on Sunday, October 1 from 1pm-4pm.

Safety

None

Social

None

Board Items

The Board accepted the nominating slate of members for 2018 as presented by Bill.

The Board entered executive session at 8:42pm

The Board exited executive session at 9:00pm

Meeting Dates

November 28 (Annual Meeting)

Motion to adjourn at 9:13pm.