

**Governors Village Property Owners Association
Board of Directors Meeting Minutes
February 15, 2018 - 6:30pm
Community Room at Camden Governors Village Apartments**

Board Members Present: Kalyan Ghosh, Daniel Guy, Clifford Simpson, Adele McLean and Ted Smith

Board Members Absent: LaVerne Blankenship, Bill Hlavac and John Eberhard

Management: Alina Cochran and Amanda Oldham

Homeowners Present: Leda Werrell, Kyra Ramirez, Bob Sherman, Martha Ebert

Call to Order: Meeting called to order by Kalyan Ghosh at 6:34 pm after a quorum was established.

Homeowners Forum:

Kyra thanked the board for changing to the organic weed control in the community and for all the work being done at the pool. She inquired about the cracks in the pool and risk of ground water getting through. Kalyan explained that is not the case. Leda asked about possibility of pool cover. Board stated that is not in discussion at this time. Martha thanked board for changing the pool water and cleaning the pool.

Meeting Minutes

- September 26, 2017 Board Meeting (1st Ted, 2nd Adele, unanimously approved)
 - October 10, 2017 Special Board Meeting (1st Ted, 2nd Cliff, unanimously approved)
 - November 28, 2017 Annual Meeting (1st Ted, 2nd Cliff, unanimously approved)
- *Kalyan requested his name spelling to be corrected

Finance Report

As of December 31, 2017:

\$11,658.26 Total Cash Operating

\$436,266.45 Total Reserves

\$566,481.02 YTD Income

\$480,659.00 YTD Expenses

The budget had a loss of \$11,969.21; mostly due to overages in repair costs for drainage, irrigation, and pool.

Annual Meeting and Election of Officers for 2018

Motion to keep all board positions the same as 2017 *1st Adele, 2nd Daniel, unanimously approved:

President: Kalyan Ghosh

Vice-President: Ted Smith

Secretary: Cliff Simpson

Treasurer: John Eberhard

Committees:

Architectural: Bill Hlavac

Communications: Kalyan Ghosh

Grounds: Ted Smith

Safety: Cliff Simpson

Recreation and Pool: Daniel Guy

Social: John Eberhard

Management Report

Landscaping- Enhancement Funds

Remaining 2017 enhancement funds will be transferred to 2018 primarily to cover 2017 invoices not paid in 2017

1st Adele 2nd Ted, unanimously approved

Pool

Pool Professionals installed six new cells on January 11, 2018. The pool will be drained, power wash and pool surface cleaned. Work should be completed in March.

Lake

The Emergency Action Plan is finished and waiting for Chatham County official signature. Alina will go down to physical office to get signature since no one will return emails.

Sign Post Replacement at Park

CTI Property Services completed the sign posts in Governors Park. Signs were inventoried in the Village and Lake and are currently working to get quote to be replaced.

Playground

Proposals for playground replacement in Governors Park had been received from NC Playscape and forwarded to Board for review and consideration. Additional requests have been submitted to Cunningham Recreation, FUNdamental Playground, PlayMart and PlayWorld, which are pending. Playground is almost 20 years old and has never been replaced.

Lake Mapping Proposal

Proposal for lake mapping by DragonFly Pond was presented to Board. It was decided to table decision for now. Would like to see what funds are spent throughout 2018 before spending additional funds. The board agreed to have some engineers in the neighborhood look over the lake mapping proposal to help assess if it is essential to use reserve funding now or just deal with potential issues when they happen.

New Business

Mary Anne Hutton, resident would like the board to host a "shred a thon" the cost would be \$750.00. Board discussed several opportunities to partner with other businesses or incorporate this with other social events. Board will ask Mary Anne for assistance and consider working with the local retailers to tie in with a sheriff event for the community. Idea is tabled until more information is gathered.

Mailbox

There are many mailboxes that are in need of maintenance. Alina continue to send violation letters as needed. Amanda will work on doing an inventory of mailboxes and post a reminder on the website of mailbox guidelines.

Communications

Many residents did not sign up for the new website. Email communications will be coming from this source now. Facebook page and www.governorsvillage.org are not utilized much either. Alina suggested increasing interest in the neighbourhood with fun pictures and updating content.

Pool

Cleaning will start in March

Grounds

Adele had questions about invisible fences and if dogs are ok to be in yard unattended. It was decided dogs that stay within the invisible fence are allowed to be unattended. Cliff had question about vehicles parked at the pool parking lot. The board confirmed cars are not allowed to park after dark.

Safety

Discussion about National Night out which happens during the summer. Partner with local law enforcement. There is a potential for a social activity with neighborhood.

Social

None

Board Items

None

Meeting Dates

Alina will send Doodle out to schedule March meeting

Motion to adjourn at 7:51pm