

**Governors Village Property Owners Association  
Board of Directors Meeting Minutes  
May 17, 2018 - 6:00pm  
Community Room at Camden Governors Village Apartments**

**Board Members Present:** Kalyan Ghosh, John Eberhard, Bill Hlavac, Ted Smith, and Adele McLean

**Board Members Absent:** LaVerne Blankenship, Daniel Guy, and Cliff Simpson

**Management:** Alina Cochran

**Homeowners Present:** Matt Valentine, Opal Reinberg, Kyra Ramirez, and Leda Werrell

**Call to Order:** Kalyan Ghosh called the meeting to order at 6:04 pm. A quorum was present.

**Open Forum:** Matt Valentine reported to the Board that Governors Park has an issue with dogs that are not on a leash. The Board agreed to add signage at dog stations in the Park reminding owners of the neighborhood leash rule. Opal Reinberg also informed the Board that she had an issue with an unleashed dog in Governors Lake.

Opal Reinberg questioned if Air BnB are okay. Opal also said that she does not agree with people signing in when entering the pool. People need to use their card to access the pool and that should be enough to keep the data. Opal also questioned the pool furniture budget for 2018, and what the plans are to update the furniture.

Leda Werrell inquired about the signs that state “no pesticides” being added at the playgrounds.

### **Meeting Minutes**

The Board made a motion to approve the April 5, 2018 minutes as written. All approved.

### **Treasurer’s Report**

\$105,487.00 Total Cashing Operating

\$506,523.00 Total Reserves

\$269,047.00 YTD Income

\$127,284.00 YTD Expenses

\$141,000 Surplus (Will be depleted with the upcoming summer projects)

The Board reviewed the reserve budget of \$64,355 for 2018 to use on improvements. Basketball goal and playground replacement are the two big items scheduled for this year to be completed.

The Board made a motion to approve the transfer of the Townes neighborhood enhancement funds for the grounds work scheduled for this year. All approved.

### **Management Report**

#### **Trees**

Oak tree – The tree is still alive and Leaf and Limb can secure it with cables for \$785. The Board made a motion to secure the tree branches with cables to keep them stable to the tree in the playground area. All approved.

Tree Replacement – a few trees came out last year. The Board made a motion to approve the tree replacement from Greenscape totaling \$4,144. All approved.

**Bartlett Tree**

Management negotiated the price with Bartlett Tree to complete all of the work from \$16,000 to \$13,000. The work will begin shortly.

**EAP – Emergency Action Plan**

The Emergency Action Plan is almost completed at this time.

**Sign Replacement**

The Board made a motion to approve the proposal from CTI for the Village sign replacements totaling \$11,740.69. All approved. To be funded from reserves.

**Pool Area**

There are a lot of weeds in the pool area. Alina proposed to remove the weeds and replace them with plantings. The Board will look at this area before they vote on this issue. The Board tabled this decision at this time.

**Basketball Hoops**

Management is waiting on additional proposals for the basketball hoops.

**Playground Equipment**

The Board made a motion to approve the new playground structure that is ADA compliant totaling \$40,000, color to be determined. All approved. To be paid from reserves.

**Committees****Architectural**

The Board was to review the proposed changes to the ARB guidelines and processes.

**Communications**

Next event is the Fireman's Event.

**Grounds**

Please see the report attached.

**Rec and Pool**

The Pool has been opened. The thunder rule needs to be addressed with Pool Professionals to ensure it is properly enforced.

The propane in the small grill is out and the heat on the large grill is uneven, Management will look into these issues.

The Board does not want the sign in sheet at the pool entrance anymore.

**Safety**

None

**Social**

None

*The Board entered executive session at 8:00pm. The board exited executive session at 8:06pm.*

Motion to adjourn at 8:06pm.

# GOVERNORS VILLAGE NEIGHBORHOOD GROUNDS REPORT

May 2018

## **Governors Park:**

The Park committee chose to address drainage and erosion problems in the area behind the pool. Greenscape is looking at this and working on a plan to redirect the flow of the water. Tree roots are an issue here. Brian Holden is also working on bringing irrigation to this area so that we can plant Bermuda grass. Once these projects are completed we will look at our remaining budget to determine how much new planting we can do.

## **Governors Lake:**

Awaiting estimates to extend the existing island bed and seed/sod at the north (plaza side) entrance of the neighborhood. We've got some erosion AND esthetics issues that we expect this will nearly exhaust our budget for this year.

We are gathering estimates to enhance our main entrance - both hardscape in form of terrace and increased plantings.

With the help of neighborhood donations we've been able to enhance the 3 existing 'erosion beds' at the lake. 150 linear foot of lambs ear planted along the bottom edge of the beds to keep pine straw intact and (over time) increase the visual appeal of the bed. Day lilies were added as well. (estimate \$1200-\$1500 in savings through donation of time and plants!)

The Committee has been working with Alina to hold contractors and neighborhood commercial property owners accountable to the overall cleanliness and maintenance of the lake common areas (and the areas beyond towards retail property.) Great partnership here so we are getting things done with no resistance. Alina has been a true ally and advocate. Please thank her on our behalf at the next board meeting.

## **Governors Forest:**

The Forest is in the last year of its five-year Master Plan. In each of the last five years a specific area of our neighborhood was addressed. This year the area on Raintree Bend near the entrance will be handled.

Going forward, the committee will focus on the overall neighborhood common areas setting priorities based on the greatest need. Subsequently a new five-year plan will be developed.

## **Governors Village:**

No report.

## **Governors Townes:**

Enhancement plans include hydro-seeding and addressing erosion areas.