

**Governors Village Property Owners Association
Board of Directors Meeting Minutes
July 26, 2018 - 6:00pm
Community Room at Camden Governors Village Apartments**

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

Board Members Absent: LaVerne Blankenship, Adele McLean, and Cliff Simpson

Management: Alina Cochran

Homeowners Present: Michael Conte, Elizabeth Conte, Tammy Bentz, Debbie Nichols, Ron Risch, Laura and Rosemary McGee

Others Present: Basil Camu and Katie Levin representing Leaf and Limb

Call to Order: Kalyan Ghosh called the meeting to order at 6:03 pm. A quorum was present.

The Board entered executive session at 6:03 pm.

The Board exited executive session at 6:17 pm.

Open Forum: The ARB Committee came to the meeting to review the ARB process. The Board would like the guidelines updated with the help of the committee. The ARB Committee along with Bill and Adele will set up a meeting to review and revise the ARB guidelines.

Leaf and Limb presented to the Board on the structure their company provides to complete the tree reserve study. Leaf and Limb gave a presentation on how to maintain the trees in the neighborhood. The Board reviewed the tree condition and how important it is to bring the soil back to good health and install trees the proper way. After the tree study is completed the Board will receive a document with all of the tree information and can better track the work that needs to be done. Daniel made a motion to complete the Tree Reserve Study totaling \$16,108, seconded by Bill. To be paid from reserves.

Meeting Minutes

The Board made a motion to approve the May 17, 2018 minutes. All approved.

Treasurer's Report

\$141,535.00 Total Cashing Operating

\$624,541.00 Total Reserves

\$270,360.00 YTD Income

\$224,285.00 YTD Expenses

All accounts are in good shape.

Management Report

Tree in Playground Area

Cables have been installed and the tree was able to be saved.

EAP – Emergency Action Plan

The Emergency Action Plan is completed.

Sign Replacement

This is still being worked on.

Playground

The Board made a motion to complete the playground as approved via email totaling \$48,411.87. All approved.

The playground equipment has sand underneath and is not in compliance with safety codes. The Board has two options at this time; lower the equipment or choose mulch instead of sand. The Board requests that the subcommittee to review and give input.

Basketball

The Board made a motion to approve the installation of the basketball goal as approved via email. All approved. The installation has already been completed.

Geese

The Geese are under control at this time. Goose Masters will be contacted next year after reevaluation for next Spring. This item of \$2,500 will be added to the budget for next year.

Buffer Zone for the lake

The buffer will be increased from 1 foot to about 3-4 feet and will not be mowed in this area.

Nominations

4 positions will be open for next year on the Board of Directors.
The Annual Meeting is scheduled for November 15th.

New Business

Dog Park

Bill brought up interest in the neighborhood to install a dog park.

Assessment

The Board discussed the budget and assessment increase.

Committees

Architectural

The Board met with the ARC and will be discussing how to revise the guidelines.

Communications

Welcome packet will now have the ARB form included. When Towne Properties does the next mailing, the Communications Committee will like to add information to the mailing.

Grounds

A lot of projects are currently being worked on.

Weeds are a major problem throughout the community especially on Whippoorwill Lane.

Please see the report attached.

Rec and Pool

Chris Gamber is taking over the pool responsibilities. Lap Lane Line has been ordered. The Annual Cornhole tournament is scheduled for October 6.

Safety

None

Social

Pool Party is coming up.

The Board entered executive session at 8:46pm.

The board exited executive session at 9:02pm.

Motion to adjourn at 9:07pm

COMMUNITY GROUNDS COMMITTEES

July 26, 2018

Governors Park

The area behind the pool on Village Park Drive has been completed. Using Greenscape we adjusted the drainage to flow all the way to the road thus eliminating the erosion issue. Irrigation was extended along the curb line and sod was installed. It looks great!

Once we get the bill and know what we have left, we will decide on a fall project - probably replacing dead trees. It appears we may need to touch up the sod on the hill in the Meadow. We expected that to be a problem because the children sled there and we will not stop the sledding!

Governors Forest

The committee has been touring the neighborhood to identify the areas most in need of improvement. The committee chairs will work with Alina and Greenscape to determine what can be done within the contract and then address the remaining needs. Other improvements will be prioritized and handled accordingly.

Weeds throughout the neighborhood continue to be a major problem.

Governors Lake

Lake grounds has a project that we're working on with Greenscape for fall completion. (we also secured quotes from Mutch Landscaping and Agape.)

The North entrance (coming from Food Lion) is getting a much needed improvement. Whether you've noticed, when traveling into our neighborhood from that direction... the area to the left (non-lake side) is unkempt, with weeds vs. grass and erosion leading downslope to the natural area. We're going to extend the existing entrance bed (curbside) an extra 35-40 ft. down toward the town houses. We will keep with the look of the existing bed, adding three additional crepe myrtles, with loralepetulum and azaleas. The project will include soil amendment and curbside sod. It should eat up our entire budget for the year.

We've found Greenscape, Dragonfly (and Alina of course) very responsive with our questions and concerns throughout the season.

A couple items of note:

We had a TERRIBLE goose problem this year (25-30 geese) that were aggressive and made walking the lake path terrible (especially due to the minefield of droppings.) Alina had it power sprayed once. The geese are suddenly gone, as of this writing. We are still researching alternatives for preemptive solutions before spring hits (floating plastic swans and/or more surface strobe lights).

We have a few dead plants that are on the fall list for replacement. (1 azalea and 2 trees, if I recall correctly.)

Thanks to donations from our neighbors, we added lambs ear along the front border of the 3 large beds at the lake. They don't look great at present, but we expect it will add an attractive layer of texture and erosion control for our pine straw come spring.

Greenscape (thanks to Alina's insistence) has done a MUCH better job on our entrance annuals for 2018.