

**Governors Village Property Owners Association
Board of Directors Meeting Minutes
November 7, 2018 - 6:00pm
Community Room at Camden Governors Village Apartments**

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

Board Members Absent: LaVerne Blankenship

Management: Alina Cochran

Homeowners Present: Leda Werrell

Others Present: Klark Larrieu, and Bryan Holden from Greenscape;

David Harvey and Nate Funkhouser from Pool Professionals

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

Greenscape: Greenscape presented why there are weeds in the area near the volleyball court. The organic spray has been applied to the weeds, however the application does need to be applied multiple times for it to work. Since it has rained multiple times a week, the application needs to be reapplied. Currently there is no commercial grade product that can kill the root of the weed.

Pool Professionals: Pool Professionals presented to the Board and reviewed the past pool season. The Board reviewed having a pool attendant on staff during the pool being open. The Board requested to get the cost for maintenance only for the pool.

Open Forum: Leda presented options for replacement of Meadow Park playground. Playground contractor to drill holes into butterfly tube structure, so that it drains water.

Meeting Minutes

The Board made a motion to approve the July 26, 2018 minutes. All approved.

Treasurer's Report

\$133,167.00 Total Cashing Operating

\$470,040.00 Total Reserves (owe reserves to self, totaling \$100,000)

\$515,871.00 YTD Income

\$ 368,035.00 YTD Expenses

\$9,000 in late fees have been collected this year.

Management Report

Pool Professionals

The Board will forward all of the pool proposals to the committee for review.

Tree

Reserve Study is in progress.

Leylands – Whippoorwill

The Board reviewed two proposal for the removal and replacement of 5 Leylands. The Board made a motion to remove the leylands and replace it with a different tree. The work will be completed by Leaf and Limb totaling \$4,175. This will be a reserve expense.

Tree Replacement

Greenscape provided a proposal to replace the trees that Bartlett removed last year, by the Townes. The Board made a motion to approve \$4144 to be completed by Leaf and Limb.

Tree Replacements – Governors Drive and Whippoorwill Intersection

The Board reviewed the proposal from Greenscape to remove the 10 trees. The Board made a motion to remove 2 or more trees that are a safety hazard. The Board will look at the rest of the trees and this issue later this week.

Storm Water Contract

The Board made a motion to approve the contract with Dragonfly. All approved.

Engagement letter

The Board made a motion to approve the engagement letter from Petway, Mills and Pearson to complete the audit and tax return for 2018 in the amount of \$2955.

Budget

John presented the 2019 budget. The 2019 yearly assessment will be \$1090. The Board made a motion to increase the assessment by \$20 per year. All approved. A finalized line item breakdown will be emailed to all Board members.

Annual Meeting

The annual meeting will be held on November 26, 2018. Leaf and Limb will be presenting on the recent tree study that was completed.

Committees

Architectural

The Board reviewed the ARB updated guidelines. Bill will continue to work on the guidelines with the committee.

Communications

The committee will forward the minutes to Management.

Grounds

Ted presented on behalf of the committees, a proposed increase for the enhancement fund for 2019. Please see report attached.

Rec and Pool

None

Safety

None

Social

Santa event is scheduled for December.

Nominating

Leda Werrell will be running for the Board.

Motion to adjourn at 9:01 pm.

Grounds Report

Park

Would like to carry over any remaining funds in our budget for several projects we would like to get done:

1. Planting of specimen trees in Meadow Park. We are currently working with Leaf and Limb on this project.
2. Plant Bermuda seed or sod in the area at the top of Baxter. We had this area regraded two or so years ago. The grass has not filled in as quickly as we would like.
3. Refreshing berm area by the south entrance (Walser) from the entrance to the end of the fence line (Ruffin). Our idea is to plant low maintenance shrubs which would fill in this area.

Lake

The lake budget (including some we opted to carry over LAST year) was spent fixing the entrance into the Lake from the Townes. The entrance area (to the left) slopes down, leading to a natural area. It's looked terrible for years, with considerable erosion, High weeds, and grass along the curb that was long overtaken by weeds.

Greenscape built a 20' bed along the side of the road containing three additional crepe myrtles, and a dozen (or so) azaleas and loropetalum, to mirror the look of the existing beds at the corner of Wicker and David Stone or Christopher. We also had sod installed in front of the bed all the way around the corner, as well as hydro-seeded behind the bed as an additional layer of erosion control.

Each of the projects we are considering for the future will likely require a 2-year budget if budgets remain consistent in the future. \$4300 is just not enough to accomplish any project in the way we'd like it done.

Forest

The Forest has recently completed a project on Raintree Bend near the entrance to correct an on-going erosion problem. Greenscape did this project to our satisfaction which did not require all of our enhancement budget. We wish to carry forward our remaining funds in order to address a more ambitious 2019 project to improve the appearance of our entrance and exit side areas.