

Governors Village Property Owners Association
Board of Directors Meeting Minutes
July 25, 2019 - 6:00pm
Community Room at Camden Governors Village Apartments

Board Members Present: Ted Smith, Cliff Simpson, Giovanni Ramirez, Matt Lamb, Nick Nguyen, and Bill Hlavac

Board Members Absent: LaVerne Blankenship, and Matt Valentine

Management: Alina Cochran

Homeowners Present: Sarah Conte, Julie Mannion, Mary Anne Hutton

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

Open Forum: Governors Village is served by two websites. One managed by Towne Properties and the other by the Governors Village Communications Committee. Towne Properties will ensure they post any changes to Board meetings and any other updated information on their website and notify the Communications Committee of all updates so their website may be kept current.

There have been discussions about not having a pool attendant, which in part has funded the tree care and maintenance program that started this year. The Board has discussed having an updated access card system, new cameras, replacements of pool chairs straps which resulted in replacements into entire chairs due to damage. There were new high-volume flush toilets installed in the restrooms and the new cells in the pool pump. Also, there has been discussion about replacing the mulch around the pool with rocks to minimize debris in the pool.

Tennis courts repairs are being discussed, and proposals are pending. To repair the courts or if they only need to be painted.

Homeowner discussed the process for violations. The Board is continuing to work on making the ARB process simpler for homeowners to fix their yard without a delay in approval.

Meeting Minutes

The Board made a motion, seconded to approve the Board meeting minutes from May 9, 2019. All approved.

Treasurer's Report

The Board reviewed the financial statements through May 2019:

Operating: \$121,984

Reserves: \$474,156

Total Assets: \$709, 897

Total Liabilities: \$126,011

Equity: \$583,885

The Board reviewed the delinquency accounts.

The Board made a motion to reinvest the CD that is expiring 9/12/18 at Live Oak. All approved.

The Board made a motion to invest the CD that is expiring 8/20/19 at NorthSide. All approved.

Management Report

Pool Professionals: The pool company sends out their attendant on midday, as contract states that the pool company needs to be present at the pool once a day. The Board would like the pool company to come after midday. Also, the Board will reach out to a cleaning company to get pricing to have them clean up at the end of the day.

The Board made a motion to look into the pool contract and review it with no attendants and look into a cleaning company to clean the pool area once a day. All approved.

Toilet Replacements: The Board made a motion to install high flushing toilets in the restrooms to ensure the toilets don't back up. Work to be completed by CTI totaling \$3,741.68. All approved. To be paid from reserves.

Access Card System: Management met with Securadyne to move the pool card access cards storage to be cloud based. The Board made a motion to move the card access information to the cloud. All approved.

Tree Removal: Leaf and Limb estimated \$28,275 for tree and stump removal. Everret Tree Service gave a quote of \$34,800.

Motion was made a motion to approve the tree removal for \$28,275 and pruning for \$13,120 from Leaf and Limb, seconded. All approved.

Organic Turf Treatment: The Board is looking into having a separate company do the organic treatment by Leapfrog Landcare.

The Board made a motion, seconded to get a quote Leapfrog Landcare for treatment around the pool and the two-playground area. All approved.

Playground Replacement – Fountain: The Board made a motion to approve EcoPro to install the spray mulch around the playground area. All approved.

Fence: The Board made a motion, seconded to approve the fence repairs between Governors Lake and Mt. Carmel Church Road to prevent further deterioration. No more than 100 boards to be replaced. All approved.

The Board entered executive session at 8:04pm.

The Board exited executive session at 8:23pm.

ARB – The Board reviewed the revised Guidelines and the process to submit an application for any exterior modifications.

Motion to adjourn at 8:49 pm.