

GOVERNORS VILLAGE PROPERTY OWNERS
ASSOCIATION
2019 ANNUAL MEETING

SIX NEIGHBORHOODS – ONE COMMUNITY



CORE VALUES

- TREAT ALL INDIVIDUALS WITH RESPECT
 - PROTECT HOME VALUES
- PROVIDE OPPORTUNITIES FOR RESIDENTS TO CONNECT
 - BE THE BEST PLACE TO LIVE IN THE AREA

AGENDA

- CALL TO ORDER (QUORUM = 10% = 51 LOTS)
- WELCOME & INTRODUCTIONS
- ELECTION OF DIRECTORS
- BOARD UPDATES
- FINANCIAL REPORT
- VOLUNTEER RECOGNITION – TED SMITH
- QUESTIONS & ANSWERS
- ADJOURNMENT – 8:45 PM PLEASE

QUESTIONS? PLEASE FILL OUT A CARD FROM REGISTRATION TABLE

SPECIAL WELCOME TO OUR NEW
NEIGHBORS

(PLEASE STAND!)

36 NEW HOMEOWNERS

2019 GOVERNORS VILLAGE POA BOARD MEMBERS

- ❖ **BILL HLAVAC**—PRESIDENT, LAKE DIRECTOR & ARB LIAISON
- ❖ **TED SMITH**— VICE-PRESIDENT, AT-LARGE DIRECTOR & GROUNDS LIAISON
- ❖ **CLIFF SIMPSON**—SECRETARY, AT-LARGE DIRECTOR & SAFETY LIAISON
- ❖ **NICK NGUYEN**—TREASURER & COMMUNICATIONS LIAISON
- ❖ **MATT LAMM**—RECREATION LIAISON
- ❖ **MATT VALENTINE**—POOL LIAISON
- ❖ **GEOVANI RAMIREZ**— TOWNES LIAISON
- ❖ **LAVERNE BLANKENSHIP**—MANAGER, CAMDEN APARTMENTS

2019 TOWNES BOARD OF DIRECTORS

- ❖ **GEOVANI RAMIREZ** – *PRESIDENT & LIAISON TO GV BOARD*
- ❖ **NICK NGUYEN**–*VICE-PRESIDENT*
- ❖ **ADELE MCLEAN**–*TREASURER*
- ❖ **CHRIS MCIVER**–*SECRETARY*
- ❖ **TAMMY BENTZ**–*CO-SECRETARY*

TOWNE PROPERTIES MANAGEMENT TEAM

- ❖ **ALINA COCHRAN** – *ASSOCIATION MANAGER*
- ❖ **MELISSA EVERS** – *COMMUNITY SERVICE ADMINISTRATOR*
- ❖ **ERICA LEMAY** – *FINANCIAL MANAGER*

NOMINEES FOR BOARD OF DIRECTORS



Matt Lamm
Lake



Chris Gamber
At-Large



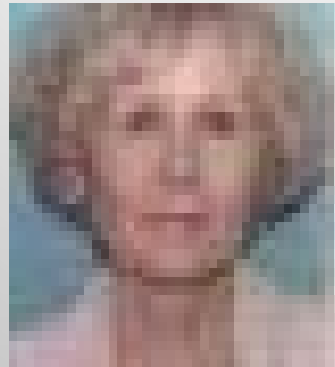
Matt Valentine
At-Large



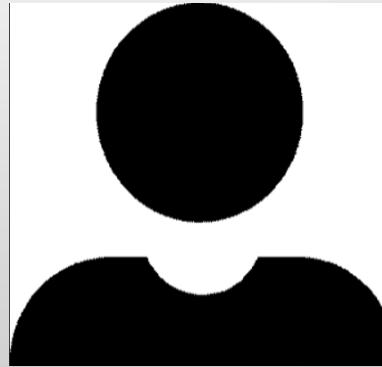
Adele McLean
Townes



Michael Cooper Barefoot
Village



Ruth Benton
Park



Vacant
Forest



Ted Smith - **Incumbent**
At-Large (Forest)

POOL – 2019 SEASON, 2020 CHANGES

- ADDING BACK
1 POOL ATTENDANT
- 6 HOUR SHIFT
UNTIL CLOSING
TIME (8:00 – 8:30 PM)
DEPENDING ON SUNSET

DAILY OPERATIONS. Manager agrees to provide the following services with respect to the daily operations and maintenance of the Pool:

- Test water in Pool one (1) time daily to insure the proper chemical balance according to the standards of any and all local health authorities.
- Purchase and add the necessary chemicals to maintain proper water chemistry balance throughout the swimming season.
- Vacuum Pool regularly or as needed.
- Remove algae and stains as they appear.
- Clean deck area and along inside of fence perimeter daily.
- Remove garbage from garbage receptacles daily.
- Clean bathhouse daily, and, as needed, during open hours.
- Place garbage and recyclable materials at the garbage collection point on the designated day. Retrieve containers after collection has been completed.
- Backwash filter system as needed.
- Enforce all rules and regulations of the Pool.
- Maintain and keep records as required by proper health authorities.
- Maintain records as reasonably required by Owner.



Replacing all lounges and chairs around pool



Adding cloud-based card reader system with 2 cameras



Replaced all toilets with high-volume flush toilets

STEVEN JACQUES FROM POOL PROFESSIONALS WILL JOIN Q&A

INVESTMENTS THROUGHOUT THE COMMUNITY

- ❖ FOUNTAIN PARK PLAYGROUND REPLACEMENT
- ❖ COMMUNITY FENCING ALONG OLD FARRINGTON AND MT. CARMEL CHURCH – REPAIRED AND STAINED
- ❖ TENNIS COURT RESURFACING
- ❖ TREE AND STUMP REMOVAL PROJECT
- ❖ TREE PRUNING (5 YEAR CYCLE), TREATMENT AND REPLACEMENT
- ❖ CONTINUE TO EXPLORE NON-SYNTHETIC CHEMICAL WEED CONTROL ALTERNATIVES AND ORGANIC TURF OPTIONS, ESPECIALLY WHERE CHILDREN PLAY
- ❖ LOOKING FORWARD - PRIVATE ROADS REPAIRS AND STRIPING



ARB GUIDELINES AND PROCESS REFRESHED

HIGHLIGHTS

3 CATEGORIES OF HOMEOWNER IMPROVEMENT REQUESTS

- CATEGORY 1 – NO APPROVAL NEEDED
- CATEGORY 2 – FAST-TRACKED APPROVAL
- CATEGORY 3 – MORE TRADITIONAL APPROVAL PROCESS

OTHER PROCESS CHANGES INCLUDE:

- ELECTRONIC SUBMISSIONS
- FAST EMAIL APPROVALS
- EVENING MEETING TIMES

2020 BUDGET PRINCIPLES

- ❖ 10% INCREASE (~\$9 PER MONTH) IN ASSESSMENTS FROM \$1,090 TO \$1,199/YEAR
- ❖ CONTINUE TO FUND CAPITAL RESERVES AT RESERVE STUDY RECOMMENDED LEVELS
- ❖ CONTINUED COMMITMENT TO NEIGHBORHOOD ENHANCEMENT PROGRAM
- ❖ MAINTAIN AND IMPROVE NATURAL AND PHYSICAL ASSETS OF THE COMMUNITY

FINANCIAL REPORT

BY NICK NGUYEN
TREASURER

BALANCE SHEET 11/30/2019

Balance Sheet (Accrual)
Governors Village POA (7584)
November 30, 2019

| | | Operating | Reserves | Total |
|-----------------------------|-----------------------------------|------------------|-------------------|-------------------|
| ASSETS | | | | |
| Cash - Operations | | | | |
| 110100.0000 | Cash - Operating Acct | 68,909.86 | 0.00 | 68,909.86 |
| | Total Operating Funds | <u>68,909.86</u> | <u>0.00</u> | <u>68,909.86</u> |
| Cash for Reserves | | | | |
| 112001.0000 | Cash - Reserve Acct | 0.00 | 91,672.34 | 91,672.34 |
| 112234.0000 | Cash - Resv MMkt First Nat'l | 0.00 | 61,998.22 | 61,998.22 |
| 112240.0000 | Cash - Paint Reserve | 0.00 | 5,481.08 | 5,481.08 |
| 113162.0000 | Resv CD Live Oaks Bank | 0.00 | 158,638.85 | 158,638.85 |
| 113320.0000 | Reserve C D - Northside | 0.00 | 156,835.93 | 156,835.93 |
| 114022.0000 | Enhancement Fund Balance | 0.00 | 23,669.17 | 23,669.17 |
| | Total Reserves Funds | <u>0.00</u> | <u>498,295.59</u> | <u>498,295.59</u> |
| Other Current Assets | | | | |
| 114020.0000 | Receivable from Operating | 0.00 | 100,000.00 | 100,000.00 |
| 120800.0000 | Payments Receivable | 13,723.30 | 0.00 | 13,723.30 |
| | Total Other Current Assets | <u>13,723.30</u> | <u>100,000.00</u> | <u>113,723.30</u> |
| | Total Current Assets | <u>82,633.16</u> | <u>598,295.59</u> | <u>680,928.75</u> |
| Total Assets | | <u>82,633.16</u> | <u>598,295.59</u> | <u>680,928.75</u> |

BALANCE SHEET 11/30/2019 (CONT.)

| | | LIABILITIES | | |
|----------------------------|----------------------------------|--------------------|-------------|-------------------|
| Current Liabilities | | | | |
| 310100.0000 | Accounts Payable | 1,365.00 | 0.00 | 1,365.00 |
| 380600.0000 | Advances From Other Communities | 81.00 | 0.00 | 81.00 |
| 380825.0000 | Builder Refundable Deposits | 10,000.00 | 0.00 | 10,000.00 |
| 381010.0000 | Prepaid | 8,746.00 | 0.00 | 8,746.00 |
| 110960.0000 | Payable to Reserves | 100,000.00 | 0.00 | 100,000.00 |
| | Total Current Liabilities | <u>120,192.00</u> | <u>0.00</u> | <u>120,192.00</u> |
| Total Liabilities | | <u>120,192.00</u> | <u>0.00</u> | <u>120,192.00</u> |

2020 BUDGET OVERVIEW

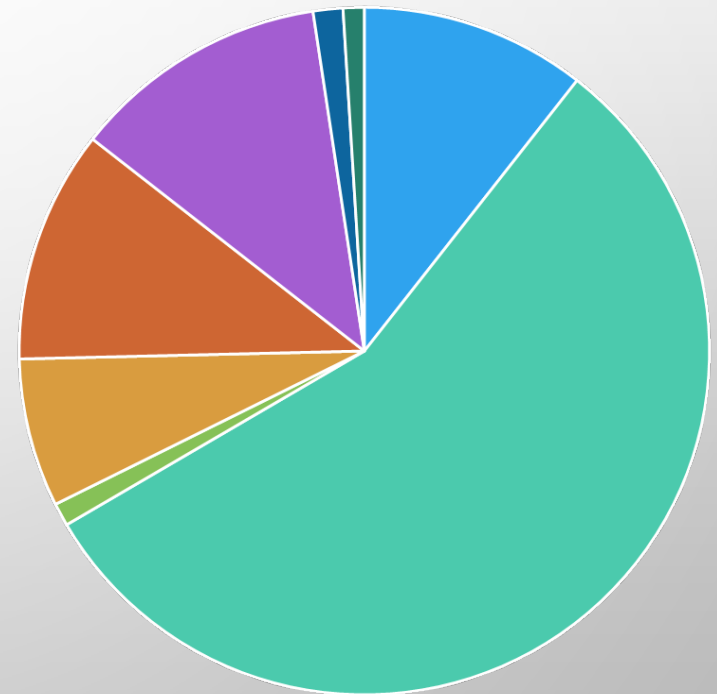
INCOME

| | |
|---|-----------------|
| ➤ ASSESSMENTS: | \$ 645,579 |
| ➤ RESIDENTIAL (INCLUDES TOWNHOMES ASSESSMENTS) | \$ 605,495 |
| ➤ APARTMENTS | \$ 37,811 |
| ➤ COMMERCIAL | \$ 973 |
| ➤ ASSESSMENT PENALTIES | \$ 2,000 |
| ➤ OTHER | <u>\$ 1,400</u> |
| TOTAL ALL INCOME | \$ 647,680 |

2020 BUDGET OVERVIEW

EXPENSES

| | |
|---------------------------|------------------|
| ✦ UTILITIES | \$ 68,452 |
| ✦ GROUNDS MAINTENANCE | \$ 362,673 |
| ✦ COMMUNITY EVENTS | \$ 7,000 |
| ✦ RECREATION | \$ 45,253 |
| ✦ GENERAL ADMINISTRATION | \$ 70,874 |
| ✦ RESERVES | \$ 78,000 |
| ✦ INSURANCE | \$ 9,030 |
| ✦ CONTINGENCY | \$ 6,398 |
| TOTAL ALL EXPENSES | \$647,680 |



Utilities Grounds Maintenance Community Events Recreation
General Administration Reserves Insurance Contingency

RECOGNITION

ARCHITECTURAL REVIEW BOARD

- DEBBI NICHOLS, CHAIR
- KEN BRADY
- FRANK FERREIRA
- DANIEL KUNTZMAN
- RONALD RISCH
- JACK SAHADI
- TED SMITH
- ROSEMARY MCGEE

RECOGNITION

- SOCIAL – JEN BELK
- GROUNDS –
 - CARY MOXHAM & MEL HURSTON, FOREST
 - AMY GAMBER, LAKE
 - JO WATTA, PARK
 - DAN KUNTZMAN, VILLAGE
 - KYRA RAMIREZ, TOWNES
- COMMUNICATIONS – JEFF SOOHOO
 - PHOTOGRAPHY – TED SMITH
 - NEW NEIGHBOR WELCOME – TERRY LANDERS
- RECREATION – CHRIS GAMBER

THANK YOU TO OUR HOSTS AT
MT. CARMEL BAPTIST CHURCH!!

ANNOUNCEMENTS

➤ ARB

- MEETING IS 2ND TUESDAY OF EACH MONTH – DEADLINE IS 5 PM OF WEDNESDAY BEFORE MEETING (FOR CATEGORY 3 SUBMISSIONS)
- GET INFO FROM AND SEND APPLICATIONS TO MANAGEMENT OFFICE

BOARD MEETINGS

- HELD 3RD THURSDAY OF ODD # MONTHS – 6:00 PM
CONTACT MANAGEMENT OFFICE TO CONFIRM TIME AND PLACE

ANNOUNCEMENTS

➤ THIS PRESENTATION WILL BE POSTED ON
GV WEBSITES:

➤ WWW.GOVERNORSVILLAGEPOA.COM



AND

➤ WWW.GOVERNORSVILLAGE.ORG

Q & A

QUESTIONS
AND
ANSWERS

ADJOURNMENT

THANK YOU
FOR ATTENDING
YOUR 2019
ANNUAL MEETING