

Governor's Village Property Owners Association  
Mount Carmel Baptist Church Fellowship Hall  
2016 Mt. Carmel Church Road Chapel Hill, NC 27514  
Annual Property Owner's Meeting Minutes  
Monday, December 16, 2019

**Board Members Present:** Bill Hlavac, Ted Smith, Giovanni Ramirez, Matt Lamm, and Matt Valentine.

**Board Members Absent:** LaVerne Blankenship, Cliff Simpson, and Nick Nguyen.

**Management:** Alina Cochran

**Homeowners:** 69 Homeowners present in person or by Proxy

**Others Present:** Steve Jacques representing Pool Professionals

**Call to Order:** Bill Hlavac called the meeting to order at 7:03 pm. A quorum was established.

**Welcome:** Bill Hlavac, President, introduced all of the Board members and Steve Jacques from Pool Professionals.

Bill welcomed new members to the community.

**Election of Directors:** A motion was made and seconded to appoint Matt Lamm, Chris Gamber, Matt Valentine, Adele McLean, Michael Barefoot and Ruth Benton to the Board members by acclamation. Ted Smith retained his seat. All approved. Forest seat remained vacant.

**Presentation:** Bill presented a recap of the 2019 Governors Village improvements and the community accomplishments.

**Pool:** Adding back 1 pool attendant for 2020 for 6-hour shifts until closing time (8:00pm-8:30pm) depending on sunset.

Also adding cloud-based card reader system with 2 cameras, which will be monitored by a third party.

**Tennis Courts:** Currently being resurfaced, re-stripped and a new net installed.

**ARB Guidelines:** The ARB Guidelines were recently redone to better serve the community and make it easier for homeowners to make improvements to the exterior of their home.

**ARB Review Board:** updated recently to 3 Categories:

Category 1: No approval needed

Category 2: Fast-Tracked approval

Category 3: More traditional approval process More details are available by reviewing the guidelines.

**Financial Report:** Bill presented the financial report as of November 2019. Grounds maintenance is the biggest item spent.

There is a 10% increase in the 2020 assessments to continue to fund the reserves.

**Pool Professionals Presentation:** Steve Jacques discussed practices typically used at pools they manage. Typical examples are sign in sheets, cooler inspections, attendants whistle for running/diving, pool closures for potential risk. Staffing person should be consulted to ensure mature, responsible attendants are hired.

**Volunteer Recognition:** Ted Smith thanked the ARB members and the committee chairs. All volunteers were thanked for their time and hard work.

### **Announcements**

**ARB Meeting** - is 2nd Tuesday. If it's a category 3, applications need to be submitted by the previous Wednesday.

**Board meeting** – 3rd Thursday at 6pm in odd months. Location is the Camden Apartments Community Room, 100 Avery, Chapel Hill, NC.

**Social Committee:** Jen Belk expressed that she is currently looking for volunteers to help with social events.

**Q and A** Homeowners raised questions about the following which will be brought into forthcoming board meeting agendas:

- Pool discussed at length. Enforcement of pool rules, pool availability and safety was discussed. Much discussion about attendants or even lifeguards. How about pool attendants full time or at least all day on weekends. Suggestion made for conscientious residents to be more assertive toward rule breakers. Some people are not comfortable with this. Improvements to camera/security were discussed.
- Air BnB's. Is there anything in the covenants about it. Can parking be regulated.
- What is the schedule for completing Trees, mulch, stump grinding.
- Homeowner asked about Whippoorwill items, are the trees the responsibility of the neighborhood, what about drainage.
- Anything to be done about traffic on public roads
- Inquiry if tennis court lights would be possible. It was discussed that nearby neighbors may not want bright lights, would need to think about it, possible timers, what's the appropriate time for lights off.
- Inquiry if tennis court backboard would be possible.
- Parking on the street and around stop signs is a nuisance in certain areas.
- A copy of the covenants is supposed to be provided by the realtor at the time of closing although it was expressed this doesn't always happen. It is posted on the community website.
- Are the streets maintained by DOT or POA.

- Mostly DOT with some exceptions like town houses, and commercial area owned by commercial property owner.
- Homeowner brought up their trees were cut down near the property line.
  - Further discussion needed outside the public forum.
- It was asked where the \$50k for grounds maintenance was coming from.
  - Suggested to talk to Townes/Alina after meeting about details.
- Could a playground fence could be put around the Governor's Park playground.
  - To be discussed by board at upcoming meeting.
- About speed bumps on Wicker. Was discussed, this has been looked into before, DOT requires extended traffic monitoring, and it's expensive to pay for it.
- Could the POA engage the Chatham DOT to ensure Farrington road is snow plowed. It was discussed DOT generally ignores the POA, so better results could be if large numbers of individuals contacted DOT, would have a greater impact with as many people calling DOT as possible.
- Friday a.m. garbage collectors are too loud before 7am. Asked if there is an ordinance. In particular Waste Management.

**Adjournment:** Bill Hlavac adjourned the meeting at 8:46pm.