

Governors Village Property Owners Association
Board of Directors Meeting Minutes
July 16, 2020 - 6:00pm
Meeting conducted via telephone conference

Board Members Present: Michael Barefoot, Chris Gamber, Ted Smith, Geovani Ramirez, Ruth Benton, and Don Prost

Board Members Absent: Matt Lamm, LaVerne Blankenship, and Matt Valentine

Management: Alina Cochran

Others Present: Collin Niemeyer representing Reserve Advisors

Call to Order: Chris Gamer called the meeting to order at 6:13 pm. A quorum was present.

Reserve Advisors: Collin presented the Reserve Study Executive Summary as completed by Reserve Advisors and answered the Boards question from the report.

Meeting Minutes: *A motion was made to approve the Board meeting minutes from May 21, 2020; seconded and unanimously approved.*

Financial Report:

The Board reviewed the financials report as written and presented by Ruth Benton.

Management Report:

ARB Appointment – *A motion was made to appoint Michal Levandoski to the ARB committee; seconded and unanimously approved.*

Drainage Issue

After careful discussion and consideration of all issues and history, the Board voted not to make drainage improvements to the rear of 20052/20054 Fountain. Counsel for Association will communicate the Board's position to Owners.

The Board entered into executive session at 6:37 pm.

The Board exited executive session at 6:44pm.

Grounds – Organic Turf Treatment

Geovani Ramirez prepared a letter and survey regarding organic turf care for Board review and consideration. The Board will continue to work on having the final survey completed by August 4th to send to the residents.

The Board questioned applying traditional turf treatment to the grass as the 3rd treatment is due. *A motion was made to suspend applying the 3rd treatment, seconded. Ted Smith, Ruth Benton and Chris Gamber opposed. The motion did not pass. The 3rd treatment will be applied.*

New Business

Meeting Etiquette

A motion was made to:

- (a) polite discourse and strongly discourage the use of profanity or name-calling during Board discussions,*

(b) acknowledge that best practice during video conference meetings includes the courtesy of turning on cameras to provide other members the facial expressions of participants; therefore, encourage all Board members to comply unless extenuating circumstances prohibit; seconded and unanimously approved.

Fall Blood Drive

Based on the community's admirable response to our recent blood drive, a motion was made to sponsor another event by The Blood Connection in September 2020; seconded and unanimously approved.

RFP for Pool Management Company

A motion was made to request management to immediately issue a request for proposal to all suitable pool management companies in the area for two different submissions to possibly replace the current service from Pool Professionals:

(a) service to begin ASAP, during the current 2020 season,

(b) service to commence in Spring 2021;

seconded and unanimously approved.

Reviewing Pool Video

In light of troubling recent events at the pool, the Board requests a confidential review of certain video tape:

- (a) to confirm that our camera system is operating properly;*
- (b) to evaluate the training/performance of Pool Professionals staff;*
- (c) to consider canceling pool privileges for residents who cause disturbances.*

When the Board agreed to move the storage system to be cloud based, the company recommended to move the information to a new system since this was not possible with the current set up. The current camera system was installed by Intelligent Access Systems and management was never given access to view footage. The Board agreed to keep the current camera set up and add one more in the breezeway. Since footage is not available as no one has current access, a motion was made to replace the security camera system; seconded and unanimously approved.

Encouraging Committee Participation

A motion was made to have the goals for community governance include:

- (1) enlisting wide participation among residents;*
- (2) promoting diversity among the ranks of volunteers;*
- (3) protecting individuals from becoming over-burdened;*
- (4) avoiding any one person having too much responsibility;*

The motion was seconded and amended to not allow Board members to chair a committee, while also holding an officer position on the POA, and unanimously approved.

Chris Gamber stepped down from Chairing the Recreation and Pool Committee effective immediately. Don Prost will step in to fill the position. A motion was made to appoint Don Prost; seconded and unanimously approved.

Committee Reports

ARB

none

Communications

None

Grounds

Report attached

Pool and Rec Committee

None

Safety

None

Social

None

Motion to adjourn at 8:58pm.