

# GOVERNORS VILLAGE POA

2020 ANNUAL MEETING

DECEMBER 10, 2020

*SIX NEIGHBORHOODS – ONE COMMUNITY*



PRESIDING: CHRIS GAMBER

MODERATOR: HOPE DERBY CARMICHAEL

## *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

# TONIGHT'S AGENDA

- WELCOME & INTRODUCTIONS – HOPE CARMICHAEL/CHRIS GAMBER

SPECIAL WELCOME TO OUR NEW NEIGHBORS

**42 NEW HOMEOWNERS**

- BOARD UPDATES – CHRIS GAMBER
- FINANCIAL REPORT – RUTH BENTON
- VOLUNTEER RECOGNITION – CHRIS GAMBER
- ELECTION OF DIRECTORS – HOPE CARMICHAEL
- QUESTIONS & ANSWERS
- ADJOURNMENT

# INTRODUCTIONS

## GOVERNORS VILLAGE POA BOARD MEMBERS

- ❖ **CHRIS GAMBER**—PRESIDENT, AT-LARGE DIRECTOR & SOCIAL LIAISON
- ❖ **TED SMITH**—VICE-PRESIDENT, AT-LARGE DIRECTOR & GROUNDS LIAISON
- ❖ **MATT VALENTINE**—SECRETARY, AT-LARGE DIRECTOR & RECREATION LIAISON
- ❖ **RUTH BENTON**—TREASURER, PARK DIRECTOR & SAFETY LIAISON
- ❖ **MATT LAMM**—LAKE DIRECTOR, ARB LIAISON
- ❖ **MICHAEL BAREFOOT**—VILLAGE DIRECTOR & COMMUNICATIONS LIAISON
- ❖ **DON PROST**— APPOINTED, POOL LIAISON
- ❖ **LAVERNE BLANKENSHIP**—MANAGER, CAMDEN APARTMENTS

# INTRODUCTIONS

## TOWNES BOARD OF DIRECTORS

- ❖ TAMMY BENTZ – PRESIDENT
- ❖ GERRIT VOGEL – VICE-PRESIDENT & TREASURER
- ❖ CHRIS MCIVER – SECRETARY

## TOWNE PROPERTIES MANAGEMENT TEAM

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

# BOARD UPDATE

- FOUNTAIN PARK PLAYGROUND REPLACEMENT.
- POOL FURNITURE REPLACEMENT.
- POOL HOUSE PAINTING.
- STAINING OF BRIDGE IN GOVERNORS LAKE.
- TREE CARE – PRUNING (5 YEAR CYCLE),  
TREATMENTS AND REPLACEMENTS.

# BOARD UPDATE

## FOREST – GROUNDS ENHANCEMENTS

- IN COLLABORATION WITH THE GOVERNORS VILLAGE POA BOARD, COMPLETED REJUVENATION OF THE FIRST MEDIAN IN THE GOVERNORS FOREST ENTRANCE.

PROJECT INCLUDED REMOVAL OF ALL ORIGINAL JUNIPERS, PLANTING OF NEW SHRUBS AND ORNAMENTAL GRASSES, INSTALLATION OF A DRIP IRRIGATION SYSTEM AND HARDWOOD MULCH. THIS IS THE FIRST OF FUTURE PROJECTS TO REJUVENATE AND ENHANCE THE GOVERNORS FOREST ENTRANCE AREA.

- REPLANTED LIRIOPE THAT WERE REMOVED FROM FIRST MEDIAN TO THE SECOND MEDIAN IN THE GOVERNORS FOREST ENTRANCE AND REPLACED PINE STRAW MULCH THROUGHOUT THE SECOND MEDIAN WITH HARDWOOD MULCH.

# BOARD UPDATE

## FOREST – GROUNDS ENHANCEMENTS (CONT.)

- WORKED WITH TOWNE PROPERTIES AND AQUA NC TO ADDRESS STORM DAMAGED TREES AND THE OVERALL APPEARANCE OF THE AQUA NC LIFT STATION AREA.

TO DATE, THIS INCLUDES INSTALLATION OF CONCRETE DRIVEWAY ACCESS AND A GRAVEL PATH WITH BORDER BY AQUA NC TO THE LIFT STATION GATE ENTRANCE. AQUA NC HAS REMOVED STORM DAMAGED AND DEAD TREES AND PLANTING OF NEW SHRUBS/TREES BY THE POA IS PENDING A RESPONSE FROM AQUA NC ON THE BOUNDARIES OF THEIR LIFT STATION EASEMENT.

- PRUNING OF LARGE CREPE MYRTLES AT THE TOP OF SECOND MEDIAN (*PENDING*) AND REPLACEMENT OF TWO DEAD TREES THAT PROVIDED BUFFER BETWEEN RAINTREE BEND AND FARRINGTON MILL ROAD.

# BOARD UPDATE

## PARK – GROUNDS ENHANCEMENTS

- INSTALLATION OF NEW SIDEWALK AT THE END OF BAXTER.
- TREE PLANTINGS.

## VILLAGE – GROUNDS ENHANCEMENTS

- NEW PLANTINGS IN WARD CIRCLE – 2<sup>ND</sup> PHASE TO INCLUDE THE INSTALLATION OF VARIOUS PLANTS (LOROPETALUM, LIRIOPE, YAUPON HOLLY, VIBURNUM, HYPERICUM).
- NEW PLANTINGS IN LONG CIRCLE – 2<sup>ND</sup> PHASE TO INCLUDE THE INSTALLATION OF VARIOUS PLANTS (OAKLEAF HYDRANGEA, DOGWOOD, REDBUD ‘FOREST PANSY’, CLEYERA).



# BOARD UPDATE

## TOWNES – GROUNDS ENHANCEMENTS

- INSTALLATION OF ARBORVITAEES FOR SCREENING – DAVID STONE AND ROARK HOEY LOOP.
- ENTRANCE BED INCLUDING IRRIGATION – RIGHT BEHIND EAST SIDE ENTRANCE TO LAKE TOWNES.
- ROARK HOEY LOOP PARK – PLANTING UPGRADES.
- LARGE SHRUB REJUVENATION PRUNING (36 UNITS).

# BOARD UPDATE

## 2021 BUDGET PRINCIPLES

- ❖ 5% INCREASE (~\$5 PER MONTH) IN ASSESSMENTS FROM \$1,199 TO \$1,259/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 RUTH BENTON  
TREASURER

# FINANCIAL REPORT

## BALANCE SHEET 10/31/2020

		Operating	Reserves	Total
		<b>ASSETS</b>		
<b>Cash - Operations</b>				
110100.0000	Cash - Operating Acct	96,011.94	0.00	96,011.94
	<b>Total Operating Funds</b>	<u>96,011.94</u>	<u>0.00</u>	<u>96,011.94</u>
<b>Cash for Reserves</b>				
112001.0000	Cash - Reserve Acct	0.00	113,583.24	113,583.24
112234.0000	Cash - Resv MMkt First Nat'l	0.00	62,368.62	62,368.62
112240.0000	Cash - Paint Reserve	0.00	5,485.56	5,485.56
113310.0000	Reserve CD - CFBank	0.00	162,557.75	162,557.75
113320.0000	Reserve C D - Northside	0.00	160,823.09	160,823.09
114022.0000	Enhancement Fund Balance	0.00	36,904.42	36,904.42
	<b>Total Reserves Funds</b>	<u>0.00</u>	<u>541,722.68</u>	<u>541,722.68</u>
<b>Other Current Assets</b>				
114020.0000	Receivable from Operating	0.00	100,000.00	100,000.00
120800.0000	Payments Receivable	6,737.43	0.00	6,737.43
121100.0000	Receivable Fr Other Community	283.00	0.00	283.00
	<b>Total Other Current Assets</b>	<u>7,020.43</u>	<u>100,000.00</u>	<u>107,020.43</u>
	<b>Total Current Assets</b>	<u>103,032.37</u>	<u>641,722.68</u>	<u>744,755.05</u>

# FINANCIAL REPORT

## BALANCE SHEET 10/31/2020 (CONT.)

### Current Liabilities

310100.0000	Accounts Payable	680.00	0.00	680.00
340115.0000	Liab - Insurance Proceeds	883.54	0.00	883.54
380600.0000	Advances From Other Communities	81.00	0.00	81.00
380825.0000	Builder Refundable Deposits	5,000.00	0.00	5,000.00
381010.0000	Prepaid	7,464.23	0.00	7,464.23
110960.0000	Payable to Reserves	100,000.00	0.00	100,000.00
	<b>Total Current Liabilities</b>	<u>114,108.77</u>	<u>0.00</u>	<u>114,108.77</u>

### Total Liabilities

<u>114,108.77</u>	<u>0.00</u>	<u>114,108.77</u>
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# FINANCIAL REPORT

## 2021 BUDGET OVERVIEW

### INCOME

□ ASSESSMENTS:	\$ 676,464
+ RESIDENTIAL	\$ 635,770
(INCLUDES TOWNHOMES ASSESSMENTS)	
+ APARTMENTS	\$ 39,702
+ COMMERCIAL	\$ 992
□ ASSESSMENT PENALTIES	\$ 3,000
□ OTHER	<u>\$ 1,400</u>
TOTAL ALL INCOME	\$680,864

# FINANCIAL REPORT

## 2021 BUDGET OVERVIEW

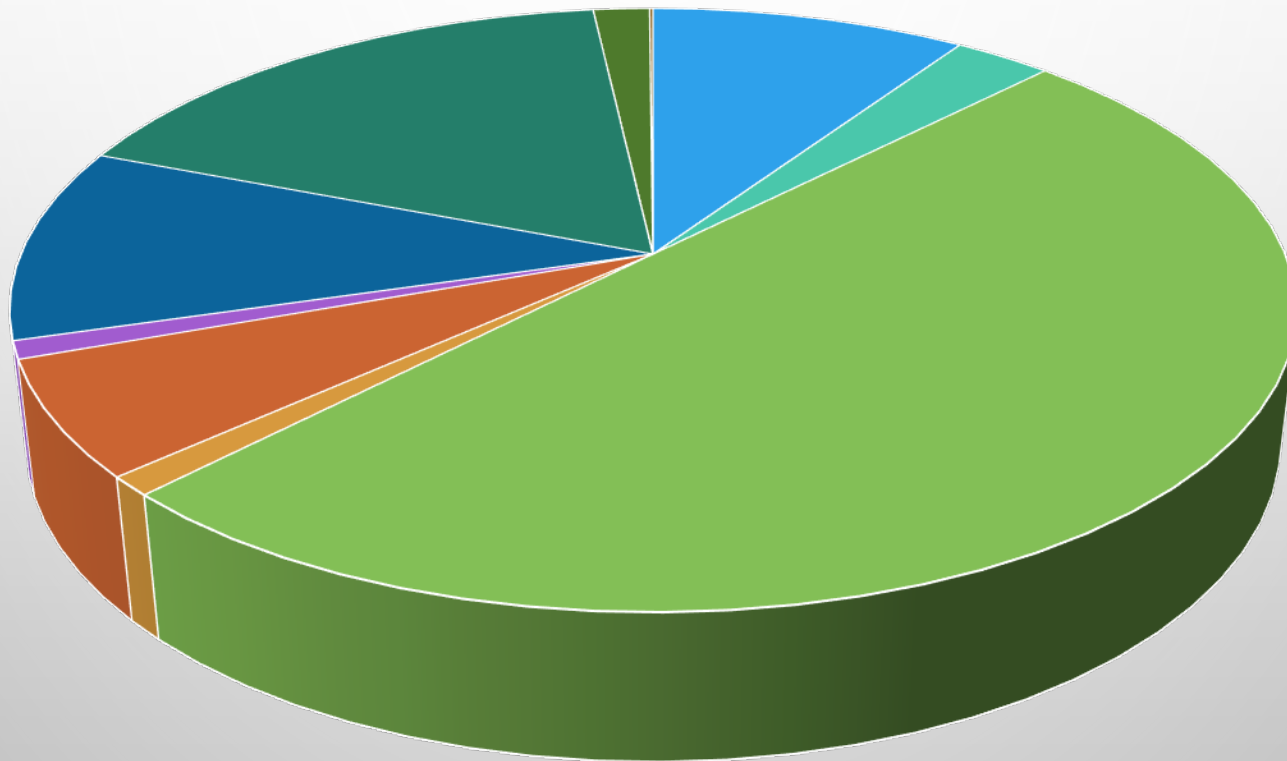
### EXPENSES

✘ UTILITIES	\$ 64,410
✘ MAINTENANCE	\$ 19,900
✘ GROUNDS	\$ 339,732
✘ SOCIAL	\$ 7,000
✘ POOL	\$ 42,113
✘ RECREATION	\$ 6,500
✘ GEN. ADMINISTRATION	\$ 71,019
✘ RESERVES	\$ 118,000
✘ INSURANCE	\$ 11,500
✘ CONTINGENCY	\$ 690
TOTAL EXPENSES	\$680,864

# FINANCIAL REPORT

## 2021 BUDGET OVERVIEW

### EXPENSES



UTILITIES

MAINTENANCE

GROUNDS

SOCIAL

POOL

RECREATION

ADMINISTRATION

RESERVES

INSURANCE

CONTINGENCY



# RECOGNITION

## BOARD MEMBERS ROTATING OFF THE BOARD

- TED SMITH
- MATT VALENTINE

## ARCHITECTURAL REVIEW BOARD

- BILL HLAVAC, CHAIR
  - JACK SAHADI
  - JULIE TRICOME
  - MICHAEL LEVANDOSKI
  - TED SMITH

# RECOGNITION

## GROUNDS COMMITTEES

- MARK MAXWELL – LAKE
- CARY MOXHAM – FOREST
- MEL HURSTON – FOREST CO-CHAIR
- DAN KUNTZMAN – VILLAGE
- JO WATTA – PARK

SOCIAL COMMITTEE – JEN BELK

COMMUNICATIONS COMMITTEE – JEFF SOOHOO

WELCOME COMMITTEE – TERRY LANDERS

# ANNOUNCEMENTS

## ARB HIGHLIGHTS AND PROCESS

3 CATEGORIES OF HOMEOWNER IMPROVEMENT REQUESTS

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

PROCESS: ELECTRONIC SUBMISSIONS AND FAST EMAIL APPROVALS

## BOARD MEETINGS

- HELD 3RD THURSDAY OF ODD # MONTHS –  
6:00 PM

# ANNOUNCEMENTS

THIS PRESENTATION WILL BE POSTED ON  
GOVERNORS VILLAGE WEBSITES:

➤ [WWW.GOVERNORSVILLAGEPOA.COM](http://WWW.GOVERNORSVILLAGEPOA.COM)

AND

➤ [WWW.GOVERNORSVILLAGE.ORG](http://WWW.GOVERNORSVILLAGE.ORG)

# ELECTION OF DIRECTORS

FIVE GOVERNORS VILLAGE BOARD OF DIRECTOR SEATS OPEN FOR ELECTION:

- *GOVERNORS VILLAGE SEAT*: CURRENTLY HELD BY *MICHAEL BAREFOOT*
- *AT-LARGE SEAT*: CURRENTLY HELD BY *TED SMITH*
- *AT-LARGE SEAT* (ONE-YEAR TERM): CURRENTLY HELD BY *MATT VALENTINE*
- *GOVERNORS FOREST SEAT* (ONE-YEAR TERM): CURRENTLY HELD BY *DON PROST*
- *TOWNES OF GOVERNORS VILLAGE SEAT* (ONE-YEAR TERM): *VACANT*

NOMINATION PROCESS – TWO WAYS

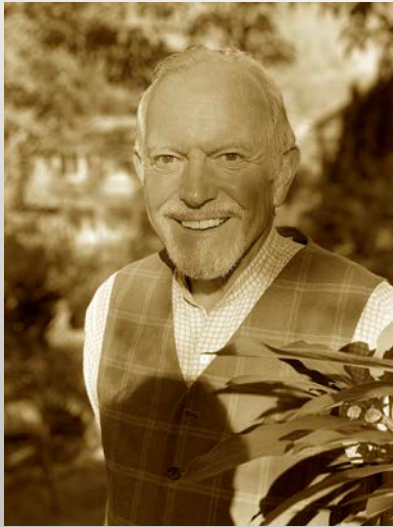
- BY BOARD OF DIRECTORS FROM APPLICANTS
- BY 10% PETITION (NONE THIS YEAR)

DIRECTORS CHOSEN BY THE BOARD TO FILL A VACANCY MUST STAND FOR ELECTION AT THE NEXT ANNUAL MEETING

# ELECTION OF DIRECTORS

## UNOPPOSED:

- MICHAEL BAREFOOT – VILLAGE SEAT
- GERRIT VOGEL – TOWNES SEAT
- DOUG FEIN – FOREST SEAT



MICHAEL BAREFOOT



GERRIT VOGEL



DOUG FEIN

# ELECTION OF DIRECTORS

OPPOSED – BY BALLOT FOR 2 AT-LARGE SEATS

- DON PROST
- RYAN MATTHES
- TAMMY BENTZ
- DAN CHEGASH
- KEITH WOLF



DON PROST



RYAN MATTHES



TAMMY BENTZ



DAN CHEGASH



KEITH WOLF

# ELECTION OF DIRECTORS

## ELECTION RESULTS

### UNOPPOSED:

- MICHAEL BAREFOOT – VILLAGE SEAT
- GERRIT VOGEL – TOWNES SEAT (ONE-YEAR TERM)
- DOUG FEIN – FOREST SEAT (ONE-YEAR TERM)

### OPPOSED – AT-LARGE SEATS

- DON PROST
- DAN CHEGASH (ONE-YEAR TERM)



Q & A

QUESTIONS  
AND  
ANSWERS

# ADJOURNMENT

THANK YOU  
FOR ATTENDING  
YOUR 2020  
ANNUAL MEETING