

**Governors Village Property Owners Association
Board of Directors Meeting Minutes
January 21, 2021 - 6:00pm
Meeting conducted via telephone conference**

Board Members Present: Michael Barefoot, Chris Gamber, Dan Chegash, Ruth Benton, Doug Fein, Gerrit Vogel and Don Prost

Board Members Absent: Matt Lamm, and LaVerne Blankenship

Management: Alina Cochran

Call to Order: A quorum was present, and the meeting was called to order at 6:06 pm.

Meeting Minutes: A motion was made to approve the September 23, 2020 meeting minutes as amended, seconded and unanimously approved.

A motion was made to approve the December 10, 2020 Annual Meeting Minutes, seconded and unanimously approved.

Treasurer's Report

Ruth presented to the Board the December 2020 year end financials. The three big expense items in 2020 were Maintenance, Grounds Care, and Pool. The Board discussed the \$100,000.00 loan in detail. Alina will forward the Board the year end financial reports from 2016, 2017 and 2018.

Annual Meeting

The annual meeting was conducted by mail and a virtual informational meeting was held on December 10, 2020, due to the pandemic. The 2021 annual meeting is scheduled for November 18.

Board Meetings

Don will look into hosting Board meetings in person.

Election of Officers

A motion was made to approve the election of officers for 2021, seconded and unanimously approved, as follows:

President – Don Prost

Vice President – Michael Barefoot

Treasurer – Ruth Benton

Secretary – Dan Chegash

Committee Liaisons

A motion was made to approve the committee liaisons for 2021, seconded and unanimously approved, as follows:

ARB – Doug Fein

Communications – Michael Barefoot

Grounds – Gerrit Vogel

Rec - Don Prost

Social – Chris Gamber

Safety – Ruth Benton

Townes – Gerrit Vogel

Management Report

Enhancement Carry-Overs

A motion was made to allow the Park, Forest and the Lake to carry over their 2020 enhancement funds for 1 year, seconded and unanimously approved.

Irrigation Pre-Authorization

A motion was made to preapprove repairs up to \$500.00 on the irrigation system, seconded and unanimously approved.

Pool Management and Payment Due

The Board discussed the pool management companies for the 2021 pool season.

The Board will continue with Pool Professions for 2021 season. Due to service issues, the POA has been withholding payment to Pool Professionals for August and September 2020.

A motion was made to pay \$6,000 in the past invoices to Pool Professionals, seconded. Michael Barefoot opposed. A meeting with Pool Professional will be scheduled.

Pool Camera System

The Board reviewed two companies to provide the pool camera monitoring system. The Board reviewed ADT and First Security Services and discussed which company would be best to use.

A motion was made to approve the proposal from ADT, seconded and unanimously approved.

Pool Access Card System

Due to the outdated pool access system, the current data system could not be transferred to the cloud without the replacement of a new gate access system and new cards. The Board will consider replacement of the access system and planning for card replacements.

Pool Electrical Inspection

The pool electrical inspection was completed by Future Connections and made recommendations for repairs. Future Connections offered a discount of 7% based on the entire scope of work being approved.

A motion was made to complete all of the recommended work, seconded and unanimously approved.

Drainage Issues

The Board will continue to work with the engineer and the Association's attorney in regard to the drainage issues at 30028 Village Park.

A request for proposal has been submitted and is currently pending for possible repairs to the common area adjacent to 30168 Pharr.

Signs and Flags

The ARB provided the enclosed new language regarding the signs and flags, as well as the updated ARB Guidelines to reflect the changed. The new Board needs to review the documents. The Board tabled the decision at this time.

A motion to adjourn the meeting at 9:21pm.