

TOWNES OF GOVERNORS VILLAGE HOA BOARD
Meeting Minutes
20 October, 2011

Alison Fleming, Burt Judd, Valerie Meicher, Joel Strangis

Homeowner Forum

No homeowners attended

7:10 Meeting Called to Order. Burt (vice-president) presiding in place of Heather (president.)

- August minutes were not available but will be presented and approved at December 2011 meeting

President's Report

Heather Schultz

None. The president was not present.

Financial Report

Valerie Meicher and Joel Strangis

- The Association is in good shape and cash assets are growing. A note of caution: with less than \$1,000 per home in HOA reserves, the association is a long way from what will be needed eventually to re-roof 160 homes. If you look at the bottom line you can see that the association really runs its operations on a very small amount per homeowner – less than \$900 per year per homeowner.

Management Report

Joel Strangis

- Water costs are being tracked and reported to board to anticipate costs associated with the HOA taking over the cost of watering after the developer turns over the property to the Master.
- Sidewalk damages occur if homeowners use de-icers. A notice is being sent with the annual meeting notice that if damages occur, the homeowner is responsible to repairs.
- First treatments for "Gloomy Scale" were completed in October. The POA is paying for the tree treatment.
- Letters were sent to three (3) residents who have not complied with termite inspection requirements. The owners will be charged \$50 for missing the 2nd termite inspection.
- Painting was to begin on October 17, 2011. The contractor will paint the mailboxes in next year's group for no additional charge.
- Re-paving of streets in the Lake Townes is being discussed with the county, the POA, Robuck Homes (builder) and the developer. The POA has assumed responsibility for the streets after completion n of repairs and final paving by the developer.
- Management fee with Talis has been reduced to \$1840/month. Through September 30, this has reduced fees by \$1260 less than was budgeted for the 2011 fiscal year.
- The 2012 Budget - the board determined that a \$5 increase per month was required. Of the \$5 increase, \$1.66 per month will go to the POA and about \$2 per month for water in those last two meters. There was no increase in 2011. (Motion to approve assessment of \$170 per month for 2012 by Valerie Meicher; 2nd Burt Judd; all in favor)
- CD Investments – given the low interest earnings on CDs, we should roll over the existing \$25,764, add \$5000 from reserves and the invest half in 12 month CDs and half in 24 month CDs.(Motion: Allison Fleming; second Burt Judd; all in favor)
- Landscape projects- \$10,000+ will be received from POA for landscaping. Plans are for planting behind 50401 50409 Governors Drive to prevent erosion and continue planting on Towns Lakes

hillside. The board will borrow \$10,000 from Townes reserves to complete these improvements. Cost will be \$8,000 to complete the hillside in the Lake Townes plus \$2,100 to do plantings for erosion control on the hillside behind 50401 – 50509 Governors Drive. (Motion: Valerie Meicher; 2nd Burt Judd; all in favor.)

- CPA engagement- Mark Vitek will prepare state and federal taxes for 2011 filing (cost \$525). (Motion: Allison Fleming; 2nd Burt Judd; all in favor)
- The 2011 Annual HOA meeting will be held on Thursday, November 3 at Mt. Carmel Baptist Church

Old Business/New Business

- David Stone Drive- grass is still not growing well and spotty. APS is trying to make the soil better but it will take time to improve the soil. Joel noted that the Association approved \$1,000 for soil enhancement in fescue turf areas and this was underway.
- **Executive Session held to discuss delinquent accounts**
- **Meeting Adjourned – 8:18 pm**
(Motion: Alison Fleming; 2nd: Burt Judd; all in favor)

Respectfully submitted,
Valerie Meicher (Treasurer)