

**Governor's Village Property Owners Association**  
**Board Meeting Minutes**  
**Thursday, March 21<sup>st</sup> 2013**  
**Camden Apartments – Community Room**

**Board Members Present:** Chris Gamber, Wesley Weaver, Otto White, Josephine Watta, John Eberhard, Rosemary McGee.

**Management:** Alina Cochran

**CALL TO ORDER:** Wes Weaver called the meeting to order at 6:41 PM after a quorum was established.

**HOMEOWNER CONCERN:**

Homeowner expressed concerns regarding the property at 30069 Benbury, where the owners removed several trees from their lot.

**POOL PROFESSIONALS:**

Pool Professionals Representative, Tommy McGoldrick, presented information on automated pool cleaner in response to concerns about pool cleanness raised by community volunteer Barry Bassett.

- Electric remote-controlled pool cleaner that cleans pool overnight.
- Cleaner expense: \$1650.00 with 2-year warranty.
- Used on a timer two to three times a week.
- Swimmers are not allowed in pool while device is active.

The Board had concerns about having a volunteer that would be able to remove the device from the water before the swimmers start using the pool in the mornings.

**PRESENTATION #1: DAVENPORT LANDSCAPING**

REPRESENTATIVES: Damon Davenport, David Williams & Audrey Duffy

David Williams initiated their presentation by expressing interest in working with the Governors Village community through cultivating and maintaining effective communication and attentive customer service.

Damon Davenport, company owner, brought to light areas of the community in need of improvement.

Audrey Duffy is a licensed horticulturalist and anticipated liaison between Davenport and the community.

There was noted that the Pesticides used are child and animal friendly; and that they have a licensed arborist on staff.

**PRESENTATION #2: YARD-NIQUE**

REPRESENTATIVES: Brian Phillips & David Specht

Brian Phillips talked about the exceptional customer service and communication that Yard-Nique is committed to in order to ensure client satisfaction. In order to set goals, visions and objectives for the property the company performs a complete landscape audit. From this audit, territories are ranked on a scale of 1-5 and then problem areas are targeted, and the company will work to create and implement satisfactory solutions.

David Specht would be the liaison in addition to an open communication policy with all members of Yard-Nique, and would provide weekly service audit if requested.

It was noted that they have a horticulturalist on staff to cater to communities' needs; and that weeds will be sprayed as part of contract.

**PRESENTATION #3: APS.**

REPRESENTATIVE: John Bendelow

As the existing landscaping company APS was familiar with the community and believed that they know the needs and areas for improvements best.

**MINUTES:**

The Board reviewed the minutes of the January 17, 2013 meeting. Chris Gamber made a motion to accept the minutes which was seconded by Wes Weaver. Unanimously approved.

**LANDSCAPING CONTRACT:**

After a Board discussion in which it was noted that Davenport came in with a more detailed reply to the RFP, a lower cost and a licensed arborist and horticulturalist on staff, a motion was made by Josephine Watta and seconded by Chris Gamber, to offer a two-year contract to Davenport, with a \$2,000 leeway for locking-in for two years as well as a 30 day cancellation clause that would allow the association to terminate services if necessary. Unanimously approved.

**CD INVESTMENT:**

John Eberhard presented the financial report. Cash accounts on hand as of 2/28/13 were \$402,334. Total assets including accounts receivable were \$517,274 & total liabilities were \$228,678. Two reserve CDs totaling \$70,000 matured the first week of March 2013. John Eberhard & Alina Cochran presented an analysis that showed by directing the CD proceeds to accelerate the payoff of the GVPOA loan (\$146,157 at end of Feb '13), the loan will be paid in full in September 2014 -- 18 months earlier than the projected payoff date in March 2016. Further, accelerating the payoff saves the GVPOA approx. \$8,600 in loan interest expense -- significantly more than can be earned by reinvesting CD proceeds in the current rate environment. Adequate cash reserves will remain on hand after this principal payment. Once the loan is exhausted in Sept 2014, monthly payments will shift to repay the reserves account this \$70,000. We project that the reserves account will be fully repaid by May 2017. Motion made by John Eberhard, seconded by Rosemary McGee, to transfer \$70,000 in reserve CD proceeds that matured first week of March to pay down the principal of the bank loan. Unanimously approved.

**COMMITTEE ANNOUNCEMENTS:**

Otto White – Landscaping

- Forest Grounds group met to plan a cleanup day of the community.

Josephine Watta – Social

- Fireman's breakfast scheduled for May 11<sup>th</sup>
- Pool opening May 11<sup>th</sup>
- Easter Egg Hunt March 30<sup>th</sup> at 2:00pm.

Rosemary McGee – Communications

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- Susie Moffat was recognized for the great job in keeping the website up to date. Rosemary asked that any valuable information concerning the community should be forwarded to Susie Moffat.
- It was suggested that a comprehensive list of Internet companies, power companies, schools etc be compiled to be placed on the website.

Alina Cochran – Community Manager

- Considering transferring internet providers, the Recreation Committee requested that the AT&T contract be canceled, and a new contract be signed with Time Warner. The Board unanimously agreed.

**ADJOURNMENT:** Chris Gamber adjourned the meeting at 9:00 pm