

Governor's Village Property Owners Association
Mount Carmel Baptist Church Fellowship Hall
2016 Mt. Carmel Church Road
Chapel Hill, NC 27514
Annual Property Owner's Meeting Minutes
Monday, November 26, 2018

Board Members Present: Kalyan Ghosh, Daniel Guy, John Eberhard, Ted Smith, Cliff Simpson, and Adele McLean

Board Members Absent: Bill Hlavac and LaVerne Blankenship

Management: Alina Cochran

Homeowners: 51 Homeowners present in person or by Proxy

Call to Order: Kaylan Ghosh called the meeting to order at 7:00 pm. A quorum was established.

Welcome: Kalyan welcomed new members to the community and introduced all of the Board members of the current Board.

Kalyan introduced Katie Levin and Basil Camu from Leaf and Limb.

Tree Reserve Study Presentation: Leaf and Limb presented on the recent report they completed to identify all of the trees throughout the neighborhoods. An interactive map was sampled to review all of the information pertaining to the trees in Governors Village. Katie presented on the health of the trees, if pruning is needed, type of trees and exact location. Leaf and Limb presented a 5-year plan with all of the recommendations. The tree reserve study was conducted in October 2018, but the map would be updated regularly with the health of the tree reflecting the work that is completed.

Board Update: Clifford Simpson presented a recap of the 2018 Governors Village improvements and the community mission.

Election of Directors: Clifford Simpson introduced the new Board member.

Leda Werrell – At-Large

Seat still open – Forest, Village and Towne Seat

A Motion was made and seconded to accept Leda Werrell to the At-Large position on the Board by acclamation, all in favor.

Community

Governors Village was recognized through Community Associations Institute – North Carolina Chapter (CAI-NC) with the Community of the Year Award for Community of Excellence in 2018.

Commercial Updates

Clifford informed residents of the recent ground improvements throughout each section of the neighborhood. Non-chemical weed control has been a large item along with the tree reserve study. The ARB is currently working on updating the process to better serve residents.

Financial Report: John Eberhard, treasurer, presented an overview of the 2019 Budget. There will be a 1.87% increase in assessments to \$1090, to accommodate for normal inflation.

A new line item was added for tree and shrub maintenance in the 2019 budget to continue the work as stated in the tree reserve study.

Volunteer Recognition: Daniel Guy recognized the many committees and members who have volunteered in the community over the past year.

Announcements: ARB - Meeting is 2nd Tuesday of each month (deadline is 5pm of Wednesday before meeting).

Board meeting is held the 3rd Thursday of odd # month – 6:00 pm (contact Management Office to confirm time and place).

This information is also on the website.

Questions and Answer: Homeowners raised concerns about the trees, violations, and going paperless. As well as, grass/weeds in the island/cul-de-sacs, tennis courts, garbage can pick-up. Along with pool attendants, ARB process, political signs, and communication to residents.

Adjournment: Kaylan Ghosh adjourned the meeting at 8:39pm.