

**Governors Village Property Owners Association
Board of Directors Meeting Minutes
January 24, 2019 - 6:00 pm
Community Room at Camden Governors Village Apartments**

Board Members Present: Ted Smith, Cliff Simpson, Leda Werrell, Geovani Ramirez, Matt Lamm, Nick Nguyen, and Matt Valentine

Board Members Absent: LaVerne Blankenship and Bill Hlavac

Management: Alina Cochran

Homeowners Present: Cary Moxham

Call to Order: Ted called the meeting to order at 6:05 pm. A quorum was present.

Open Forum: Cary Moxham from Governors Forest had questions for the Board following up on the presentation from Leaf and Limb during the Annual Meeting. Cary questioned the scope of work that Bartlett, Leaf and Limb and Greenscape complete so the grounds committee can better understand what is expected. Cary also questioned on how to access the interactive map provided by Leaf and Limb.

Election of Officers

A motion was made to elect the following officers for 2019, seconded and unanimously approved:

Bill Hlavac – President

Ted Smith – Vice President

Nick Nguyen – Treasurer

Cliff Simpson – Secretary

Meeting Minutes

The Board made a motion to approve the Board meeting minutes from November 7, 2018 and the Annual meeting minutes from November 26, 2018. All approved.

A motion was made to approve the meeting minutes to be sent by the following Monday, 10 days after the meeting. The Board members present at the meeting will need to review the minutes and vote before they can be posted online. All approved.

Treasurer's Report

The Board reviewed the financials and the delinquency accounts.

Management Report

Leaf and Limb

The Board reviewed the report from Leaf and Limb and the 5-year plan. The Board discussed the different allocation on the work that needs to be completed immediately. The new Board will like to meet with Leaf and Limb to discuss what work needs to be completed and how the money will be allocated from the budget to fund all of the prioritized items.

Community Day will be scheduled with Leaf and Limb in the near future as well as other events.

ARB Guidelines

The Board discussed the current updates on the ARB Guidelines. : The ARB is reviewing the suggested changes and is preparing a response. The minutes from each ARB meeting should be submitted to Management so appropriate letters are sent the owners.

Mailboxes

The Board discussed the mailboxes in the community that are deteriorating.

Violations

The Board discussed how violations are executed in the neighborhood, and the enforcement process.

Playground

The Park playground has been replaced with a new structure.

Since the Fountain Park needs to have the sand switched over to mulch, the cost is higher than expected. The change needs to be completed in order to keep the play structure ADA compliant. Once ordered, the play structure will be installed within 6-8 weeks.

The Board made a motion to approve the playground structure up to \$41,000.00, this is with a few added benches and a seesaw, seconded and all approved.

The Board discussed the issue of having dogs enter the playground area. Leda will work on verbiage for a sign that can be added.

Engagement Letter

The Board made a motion to change their CPA from Petway to Les Merrit. A tax return and audit will be completed totaling \$2,400 (savings of \$800). All approved.

Dog bags

The board discussed cost of dog bags.

Contract

Management will provide the current contracts so the new Board members are familiar with them.

Drainage Issues

Management was requested to obtain a legal opinion regarding the HOA’s responsibility in regards to a drainage issue recently brought to the Board’s attention.

Landscaping

Leaf Frog from Apex. The board is looking into Greenscape switching to a more natural company instead of Weed Man to spray and apply pesticides.

The Board entered executive session at 8:23pm.

The Board exited executive session at 8:48pm.

Election of Committee Liaisons

A motion was made to elect the committee liaisons, seconded and unanimously approved.

Architectural – Bill Hlavac

Communications – Nick Nguyen

Grounds – Ted Smith

Rec and Pool – Matt Valentine

Safety – Cliff Simpson

Social – Leda Werrell

Geovani Ramirez – Townes Liaison.

Motion to adjourn at 8:49 pm.

Minutes submitted by: Sandra Bigas

Approved by: _____

Print Name: _____

Title: _____

Date: _____