

**Governors Village Property Owners Association
Board of Directors Meeting Minutes
March 28, 2019 - 6:00 pm
Community Room at Camden Governors Village Apartments**

Board Members Present Bill Hlavac, Ted Smith, Cliff Simpson, Leda Werrell, Matt Lamm, Nick Nguyen

Board Members Absent LaVerne Blankenship, Geovani Ramirez, Matt Valentine

Management Alina Cochran and Amanda Oldham

Homeowners Present Donna Hudson, Kelly Venditti, Maria Traas Chapin, Ann Willis, Jim Willis, Michael Conte, Sarah Conte, David Bosze

Call to Order Bill Hlavac called the meeting to order at 6:00 pm after a quorum was established.

Open Forum Several homeowners had questions about drainage and drainage maintenance responsibilities. Homeowners were advised to submit an architectural request before doing any drainage work on their properties. Issues with the new build at 20060 Long were addressed. The ARB chair has been working with this builder to keep the worksite clean and expedite the process to finish the home. Concerns about the playground area being used by nonresidents and letting dogs off leash were addressed. The Association will be replacing the Fountain playground equipment, but will install “no dogs” signs at the entrances to the playground, as soon as possible. There were questions regarding the pool, and it was noted that there will be no attendants for 2019 pool season. There were some concerns regarding parking in the street and enforcement.

Meeting Minutes

The Board made a motion to approve the Board meeting minutes from January 24, 2019. Seconded and all approved

Treasurer’s Report

The Board reviewed the financials which were presented by Nick Nguyen

Operating: \$212,306.12

Total Reserves: \$469,460.81

Total Assets: \$799,024.14

Total Liabilities: \$120,716.85

Management Report

Tree Reserve Study

The Board tabled discussion and would like to get additional bids for tree removal.

Mulch

Board motion for approval, seconded. All approved contingent no designer mulch will be used.

Playground Replacement- Fountain

Contract has been signed and proposal included in packet. The payment of the 50% deposit has been submitted. Towne Properties Management will keep Board updated on progress for installation.

Pool

Corey Kruger will be point of contact from Pool Professionals for 2019 doing maintenance only; no attendants. A new chemical feeder was installed and on track to open May 4, 2019.

Anticipated Reserve Expenditures

Asphalt Pavement, Crack Repair, Path and Seal. Fence, Wood, Governors Lake and Mt. Carmel Church Road. Tennis Court Color Coat. These projects are upcoming and additional information and bids are being sourced for future discussions.

Enhancement Allocations

Discussion around allocations for Ground of each community adjusted

ARB Guidelines Review

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 have been sent to Towne Properties in a timelier manner.

The Board entered executive session at 8:36pm.

The Board exited executive session at 8:46pm.

Motion to adjourn at 8:46 pm.

Minutes submitted by: Amanda Oldham

Approved by: _____

Print Name: _____

Title: _____

Date: _____