

**Governors Village Property Owners Association
Board of Directors Meeting Minutes
May 9, 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, Geovani Ramirez, Matt Valentine

Board Members Absent LaVerne Blankenship,

Management Alina Cochran and Amanda Oldham

Homeowners Present Sarah Conte, Tom DeWalle, Jen (Bucknell) Belk, Cat Bennett

Call to Order Bill Hlavac called the meeting to order at 6:01 pm after a quorum was established.

Open Forum

- Discussion around who maintains public streets and makes those repairs. HOA does not maintain public streets and homeowners should contact the NC-DOT.
- There were drainage issue discussions.
- There are no pool attendants. Discussion around the 2019 pool season. Brainstorming on ways to make transition easier. Concerns were raised about Pool Professionals responsibilities.

Meeting Minutes

The Board made a motion to approve the Board meeting minutes from March 28, 2019. Seconded and all approved.

Treasurer's Report

The Board reviewed the financials which were presented by Alina Cochran

Operating: \$212,306.12

Total Reserves: \$469,460.81

Total Assets: \$799,024.14

Total Liabilities: \$120,716.85

*Tracking positive on budget

Management Report

Tree Reserve Study

Proposals for the tree removal and stump grinding were solicited from other tree service companies, in addition to the one from Leaf & Limb. Bag worms by pool have been removed.

Mulch and Pine Straw

Mulch scheduled for installation starting on May 13.

Playground Replacement- Fountain

The Board made a motion to approve the removal of sand and replace with mulch cost is approximately \$4,000-\$5,000 additional. Seconded and all approved

Pool

Pool opened on May 4, 2019. The 2019 pool rules were mailed to all homeowners, email blast was sent and are posted on community website. Board working on additional communications regarding no attendants for 2019 season.

The Board made a motion to approve replacement of VFD (Variable Frequency Drive) approved and signed by Bill Hlavac before pool season. Seconded and all approved.

Anticipated Reserve Expenditures

Asphalt Pavement, Crack Repair, Path and Seal; Board will not do a separate evaluation. Board would like proposals. Fence, Wood, Governors Lake and Mt. Carmel Church Road; bids presented. Board would like additional information before signing any contracts. Tennis Court Color Coat; bids are pending.

Rut Repairs

Towne Properties was able to collect approximately \$2,816.00 from insurance claims due to vehicle damage near the Forest. These checks were credited to Grounds Extra to counter expenses for repair.

The Board entered executive session at 7:39pm.

The Board exited executive session at 7:46pm.

ARB Guideline Review

Discussions regarding proposed ARB guideline updates. Suggestions by Board members were made, and edits will be made before sending over to ARB for approval. The Board would like to implement the new ARB guidelines as soon as possible.

Motion to adjourn at 8:21 pm.

Minutes submitted by: Amanda Oldham

Approved by: _____ Print Name: _____

Title: _____ Date: _____