

**Governors Village Property Owners Association  
Board of Directors Meeting Minutes  
October 23, 2019 - 6:00pm  
Community Room at Camden Governors Village Apartments**

**Board Members Present:** Bill Hlavac, Cliff Simpson, Geovani Ramirez, Matt Lamm, Matt Valentine, and Ted Smith

**Board Members Absent:** LaVerne Blankenship, and Nick Nquyen

**Management:** Alina Cochran

**Homeowners Present:** Cyril Venditti, Donna Hudson, Mark Crouter, Mary Anne Hutton, Josephine Watta, and Cary Moxhan,

**Other Present:** Brian Holden from Greenscape; David from Pool Professionals

**Call to Order:** Bill Hlavac called the meeting to order at 6:04 pm. A quorum was present.

**Open Forum:** Donna and Cyril presented to the HOA Board the drainage issues they are having on their property. Multiple engineers have reviewed the area and have determined the lots are under constant water after it rains. The Board stated the limits of liability for the POA as it relates to defects caused by the developer or builders. However, the Board will review the documents Donna and Cyril have submitted (and consult with the POA's attorney) to determine what, if any, responsibility the POA bears for the drainage issues.

Cary Moxhan presented to the Board that the Grounds committee would like more information on what the landscaper is responsible for. Gaps have been established in the recent change in landscapers and tree service company. The Grounds committee wants to work with the vendors to ensure no gaps are present. Josephine Watta mentioned the deteriorating plants in the entrance of neighborhoods.

### **Meeting Minutes**

The Board made a motion to approve the Board meeting minutes from July 25, 2019. All approved.

### **Treasurer's Report**

The Board reviewed the financial statements through September 2019;

Operating: \$175,477.64

Reserves: \$518,256.55

Total Assets: \$811,768.48

Total Liabilities: \$117,914.87

Equity: \$693,853.61

The Board reviewed the delinquency accounts.

### **Management Report**

**Landscaping:** The Board reviewed the landscaping proposals provided by Greenscape:

The Board made a motion to approve the scrub replacement for Governors Park Entrance (failing Japanese plum yew plants) – \$3,447. All approved.

The Board made a motion to approve the Shrub Replacement Governors Lake Entrances (loropetalums and azaleas) – \$2,169. All approved

The Board made a motion to approve the Sodding of a weak turf area across from 30106 Village Park Dr. – \$3,803. Bermuda sod in this proposal to address the area for turf repair and control to be scheduled either by late October of this year or after about March of 2020. All approved

The Board made a motion to approve the Tree replacements in lake area – \$3,736. All approved.

### **Grounds – General**

The neighborhood grounds chairs would like to review Greenscape's plant selection prior to spring planting at the entrances. In particular, the upright "Banana" plants are not liked and pose a safety hazard at the Forest exit and cross streets.

### **Grounds – Forest**

Cary Moxham, Chair of the Forest Grounds Committee gave an up to date report on the recent work that is being completed.

### **Grounds – Townes**

The Board made a motion to approve the transfer of \$13,833 to Townes of Governors Village for grounds enhancements. All approved.

### **Organic Turf Treatment**

Management received information from Leap Frog Landscape that they are not able to help Governors Village with Organic Turf Treatment at this time. Greenscape has been working with the Board to try to find a solution for the weeds especially around the Playground areas.

### **Dicamba Weed Control**

The Board reviewed the information provided by Kyra Ramirez regarding Dicamba, and it was determined that this chemical has no longer been used on the property.

### **Leaf and Limb**

The Board reviewed the tree plantings, pruning, fungal disease spray, and scaling that needs to be completed. The total cost for the work is \$50,000.

### **Tennis Courts**

The Board discussed the different approaches to make repairs to the Tennis Courts; whether to make repairs, or to completely resurface the courts. After reviewing multiple quotes, the Board made a motion to complete the Standard and Guardian Plus option from North State Resurfacing totaling \$25,000. All approved. To be paid from reserves.

### **Landscaping Contract**

The Board made a motion to approve the contract with Greenscape for another year. All approved.

### **Pool Management Contract**

The Board met with Pool Professionals to review the 2019 Pool Season. The Board thanked Pool Professionals for the immediate response in the multiple repairs that occurred during the season. Nevertheless, The Board expressed the need to have a technician at the pool after the scheduled 2pm-4pm time slot. Pool Professionals will speak with the technician to see what can be done to accommodate for next year.

### **Management contract**

The Board reviewed the Management contract. The Board made a motion to approve the Towne Properties Management Contract, with the change that the manager can approve up to \$3,000 amount invoice. All approved.

### **Audit**

The Board made a motion to approve the audit to be completed totaling \$2,400. All approved.

### **Budget**

The Board made a motion to increase the 2020 property assessments by 10% to \$1,190. All approved.

### **Pool Cleaning**

The Board is evaluating options to address gaps in service in 2019 e.g. having a cleaning service come at the end of each day to clean around the pool area including the kitchen and restrooms.

### **Annual Meeting**

The Annual Meeting is scheduled for December 16<sup>th</sup>.

### **Amenities**

The Board approved a resolution related to amenities use. that Owners may not use community amenities located on Common Area (e.g., pool, tennis courts, basketball courts, etc.) for personal income generation unless the customers being served by the Owner are also tenants of another Owner or a Member of the Association and the Board has approved the arrangement. Terms and times must be agreed by the Board to cause the least disruption to residents' use of same amenities. All approved.

### **Architectural Guidelines**

The Board reviewed the Governors Village Architectural Review Board Procedure for Alterations and Additions to Existing Home or Yard (does not apply to GV Townes or Lake Townes). Bill Hlavac will be attending the next Grounds meeting to present the committee members of the changes. The Board made a motion to approve the revised ARB Guidelines. All approved.

### **Website**

The Board wants “what’s happening” that is up to date with events on the Towne Properties website.

### **Committees**

Nominating – Bill Hlavac presented the slate of candidates, a motion was made, seconded and all approved. It was noted that Geovani Ramirez and Nick Nquyen will be stepping down.

ARB – ARB Guidelines

Safety – Board reviewed the Safety and Security Bulletin provided by Safety Committee Chair Cliff Simpson.

Pool – The Board will review the quote from Pool Professionals for the Pool furniture once it is available.

*The board entered executive session at 8:58pm*

*The Board exited executive session at 9:08pm.*

Motion to adjourn at 9:08pm.