

Governors Village Property Owners Association
Board of Directors Meeting Minutes
March 19, 2020 - 6:00pm
Meeting conducted via telephone conference

Board Members Present: Michael Barefoot, Chris Gamber, Matt Valentine, Ted Smith, and Ruth Benton

Board Members Absent: LaVerne Blankenship, and Matt Lamm

Management: Alina Cochran

Homeowners Present: None present

Call to Order: Matt Valentine called the meeting to order at 6:01 pm. A quorum was present.

Open Forum: Over an hour was spent reviewing homeowner requests sent in writing, and from previous minutes:

- Air BnB: Management replied after checking with the Association's attorney. Although not explicitly prohibited, the covenants protect against certain aspects of operating a business, and nuisance issues. Management & the board will monitor for effects on immediate neighbors and the community as a whole. Specific nuisances and violations of the covenants can be reported to Towne Properties.
- Parking Crowding: The Board reviewed the guidelines regarding parking issues. Homeowner's are not supposed to be parked in the street for long periods of time; however, the roads are public. Where the roads are private, or a dangerous situation is created, a violation letter can be issued.
- Lights at tennis courts: A quote for the area around the tennis court would be around \$4,000. Nuisance complaints may be expected from the neighbors in this area since the lights and court noise after sundown would be a concern.
- Tennis courts backboard was discussed. If more residents are interested, they can reach out to the Recreation Committee.
- Playground fence: Adding a fence to the playground near the pool would cost around \$18,000. The playground in Fountain Park is fenced for residents who may want that option.
- Garbage Truck Noises: People have complained that Waste Management garbage trucks come too early. People should reach out directly to Waste Management, the particular company cited, as they are not hired by the HOA. Management did send a request to them not to come early in the morning.
- Pool Attendant Schedule on Weekends: The current contract states that an attendant will arrive at 2:30pm 7 days a week. *A motion was made to solicit a quote to have a pool attendant on Saturday and Sunday from noon to close. Seconded and unanimously approved.*
- Dogs off Leash: There have been reports that residents are using the closed tennis court as a dog park. In addition many cases of off leash dogs in the Governor's Park field. Violations can be issued if the residents' names or addresses are known.
- Mulch at Playground: This is scheduled to be completed shortly.
- Pool: Pool Professionals handle the pool opening with the county health department as a part of their contract. The pandemic may affect pool opening this year, guidance will be taken from the county.
- Pool Rules: Pool rules are mailed to homeowners every year. There will be a section added on the importance of not bringing glass into the pool area, due to the glass incident last year. The

POA Board will draft the letter to be mailed regarding the glass incidents that occurred in 2019. Management will add the insert to the mailing.

- Pool opening: Homeowner is requesting to keep the pool open into October. The Board will continue to monitor the weather since Pool Professionals allows for one week extensions after the end of season in September.
- Pool Security Camera: Currently the camera is only recording when the pool is closed, and footage can only be accessed by a third-party company in case of issues. *A motion was made to authorize security video coverage of the pool area 24 hours/7 days a week in case of major infractions (e.g. glass break), and specifically does not allow Board members or residents to access the footage. Seconded and unanimously approved.*
- Checking bags at Pool: The Board discussed opening people's bags to check for glass. The Board will review the pool rules before they are mailed. Pool rules will be mailed 30 days before the pool opens.
- Whistles given to the pool attendants: The Board discussed the pool attendants' responsibilities. The pool attendant will be enforcing all rules and will get a whistle to help enforce them.
- Non-homeowners' access to pool: Only homeowners are allowed in the pool and the pool area. Guests are allowed only when accompanied by a homeowner and can remain only while their host is present. The Recreation Committee may provide the neighborhood volleyball league access to the bathrooms during their season.
- Pool & Recreation Committee Chair: Note this is a year-long position, including recreation activities beyond just the pool season. If an agreeable candidate were available to take the chair for all season activities for the year, a change to the chair could be considered. Also, the Pool & Rec and Social committees should take on more of the little things that come up during the year and then give recommendations to the Board.
- Chatham County: Pool Professionals are the representative for the pool and attend meetings to keep informed of new requirements.
- Pool Hours: The Board reviewed the pool hours for the 2020 season. The previous season's hours were from 6am – dusk. The Pool & Rec committee will provide a more specific schedule when the pool opening & closure is throughout the season, reflecting changing dusk times.
- Social Committee Budget: The 2019 leftover social committee budget was made available to the Social Committee into 2020 to allow the committee to purchase certain items that they were not able to acquire before the end of the 2019 calendar year. The 2020 Social Committee budget will be used first to meet this commitment; however, if those funds used for the 2019 purchases are required for the 2020 Social Committee expense requirements (which would have otherwise been with the 2020 budgeted funds), then the Board shall add an amount needed to cover such 2020 expenses.
- Assigning Board Members. *A motion was made to appoint Don Prost and Geovani Ramirez to the Board, seconded and unanimously approved. The members will serve through the next Annual meeting.*
- Board Members and Quorum Requirements: As part of the discussion about open Board seats and quorum requirements, a question was raised regarding the dedicated apartment seat on the Board, and what are the Board's options, in order to assist in reaching a consistent quorum, including whether a waiver or proxy was a legal option. Management will check with the attorney regarding options.

Minutes

A motion was made to approve the Board meeting minutes from February 13, 2020 seconded and unanimously approved.

Management Report

- Grounds: Mulch and Pine straw installation will be done in the spring by Greenscape. *A motion made to approve the mulch and pine straw installation, seconded and unanimously approved.*
- Preapproval of irrigation repairs: The de-winterization needs to be completed. During that time, the landscaper wants to have an authorization to preapprove any repairs if needed. The landscaper requested a preauthorization for the size of the irrigation in the community, with a cap of \$750-\$1000 per occurrence. The Board agreed to make the preapproval cap \$350.
- Organic treatment: Management is working on getting organic treatment in the area that was left chemical free a few years ago near the park and playground since this area has a lot of weeds.
- Street lights: LaVerne responded to an email that Alina sent out saying that there was a saving by switching to LED lights in the light poles. The Board discussed switching out a small section and watching to see what the savings would be. The Board also discussed replacing the lights as needed.
- Pool furniture: The price will go up after March 25th. Chris will send a proposal to the Recreation/Pool Committee and have them review it. He will then forward the recommendations to the Board for approval. This should be completed before the price increase on March 25th.
- Planting: Last year, plants were being replaced from the tree program. The Board reviewed adding a planting program so the plants have a better chance of surviving. *A motion was made to approve the proposal from Leaf and Limb, seconded and unanimously approved.*
- Reserve Study Update: The last reserve study was done in 2017. *A motion was made to have the reserve study completed this year with the same company, seconded and unanimously approved.*
- Entrance Column Repair: The repair should be completed this week. Management sent an email informing the Board that the repairs were covered by the insurance company from the driver who damaged the column.
- ARB Guidelines: The updated ARB Guidelines have been mailed, emailed and posted on the website. An editable PDF form is available on the website for convenience. ARB appeals will come to the Board for review.
- ARB Appeal: The Board reviewed the ARB review process. The ARB voted to deny the dog cage structure built. The Board agrees with the ARB's decision to deny the application pending review from the HOA attorney.
- Commercial Lots: The Board reviewed the Commercial Lots. The yearly assessments can be raised 3% each year, only for in Tract C and D, not in Commercial Tract One and Office Tract One. The Board discussed raising these 3% every year going forward.

A motion was made to adjourn at 8:48pm.