

Governors Village Property Owners Association
Mount Carmel Baptist Church Fellowship Hall, 2016 Mt. Carmel Church Road, Chapel Hill, NC 27514
Annual Property Owner's Meeting Minutes
November 29, 2021 - 6:30pm

Board Members Present: Don Prost, Michael Barefoot, Ruth Benton, Chris Gamber, Dan Chegash, Dan Hirschman, David Weikert, Doug Fein, and Gerrit Vogel

Board Members Absent: All Present

Towne Properties Management Representative: Gloria Caracciolo

Call to Order: Don Prost called the meeting to order at 7:03pm. A quorum was present.

Welcome: Don Prost welcomed new neighbors to the community.

Election of Directors: Don Prost presented the candidates to the Board, candidates Dan Chegash for 3-year term, At Large Seat, Dan Hirschman, 1-year term, Lake Seat, Doug Fein, 3-year term, Forest Seat and Geritt Vogel, 3-year Townes Seat; all seats were unopposed.

Motion made and seconded to elect Dan Chegash, Dan Hirschman, Doug Fein and Geritt Vogel to the Board as unopposed candidates was unanimously approved.

Board Updates –

- New property management firm
- New pool management company
- New landscaping company
- New Neighborhood Entrance Signs - Contractors are currently being interviewed and we will be repairing or upgrading the entrance signs for the Park, Village, Lake, and Forrest.
- Don Prost presented highlights of the Board's activities over the past year. This board formed sub-committees and got things done but graciously request everyone's participation and encouragement to make this neighborhood a wonderful place to live. The Board thanked Gloria for her service.
- Financial Report: Ruth Benton, treasurer, presented an overview of the 2021 Budget. There will be no increase of homeowner dues in January however it is probable the Board will need to increase dues in June 2022. The Board is ending the current pool, grounds/landscape, and property management contracts due to non-performance. New contracts are being negotiated for one year with a three-year option after the first year's review.
- New Property Management Company: POA and Townes are in final negotiations with First Service for our property management. This change of contracts from Towne Properties to First Service will provide cost savings and improved service.
- Grounds/Landscapes – Currently negotiating with BrightView who has a great reputation.
- Pool Management – Currently negotiating with Aquatic Management Group for better service.

Volunteer Recognition: Chris Gamber and Don Prost recognized the committees and members who have volunteered in the community over the past year.

- Blood drive – Michael Barefoot has coordinated successful drives within our neighborhood.
- PORCH - Brook, Debbie, these neighborhood volunteers have collected about nine thousand pounds of food for this worthy cause.
- ARB – Bill Hlavac, Ted Smith, Jack Sahadi, Julie Tricome and Michael Levandoski have worked to transfer the ARB to an electronic system. This has helped in streamlining the process and moving actions through in a timelier manner. Meetings are opened to residents.
- Social Committee – Jen Belk, Abbie Finneran, Kelly Venditti, and Stephanie Orchard-Hays made Boofest an amazing event for our neighborhood, yet sadly we had to hire volunteers to assist with set-up of the haunted forest.
- Grounds Committee: Cary Maxham, Mel Hurston, Mark Maxwell, Dan Kuntzman, Tammy Bentz, and Jo Watta were thanked for their efforts.
- Recreation-Pool Committee – Don Prost and Chris recognized Barry Basset’s tireless pool committee labors over the years.
- Neighborhood Welcoming Representative: Terry Landers graciously contacts any newcomers to the neighborhood and provides them details on amenities, POA opportunities and committee service, communication listserv etc.
- Governor’s Village Email Listserv (main@GovernorsVillage.groups.io) Ed. Hutton – administrator of the listserv happily announced there are 408 neighbors connected. Please reach out to Ed if you wish to be added.

The Board will be conducting fact finding on the following and you are asked to volunteer:

- Sidewalks and crosswalks – Neighbors expressed interest in connecting neighborhoods. Dangers of crossing the road from the first Park entrance over Mt. Carmel Church Road, the Village to Carolina Meadows on Whippoorwill Drive, Forest to Lake on Farrington Road. The DOT maintains most of the roads in our neighborhoods however there are a few that the POA is responsible in maintaining, in the Townes.
- Governor’s Village Dog Park – Looking for committee volunteers to assess location, size, safety, permits etc.
- Solar power and Energy Efficiency - There are environmental advantages as well as financial. The current budget for streetlights is 50K

Questions and Answer:

- Concerns about streets in the Townes in bad shape and needing repair. Gloria with Town Properties announced two companies are submitting proposals to address the roads repairs. One is already received and she’s awaiting the second before presenting to the board.
- Lights broken in the amphitheater need to be repaired. The board acknowledged they are looking into it.
- Requested an update of the ARB members, proceedings and why no-one from that committee was present.
- Questions about the reserve study – do we have enough in reserves? The board anticipates it will increase dues in June to offset inflation.
- There was a request to put lights on the tree in the middle of the Village park. The lights will have a timer and no objections were presented.

Announcements:

- New neighborhood signs, - Several contractors have been being interviewed and selection is close. Work is expected to begin soon.
- Sherriff's department to be invited to one of the upcoming meetings to share safety tips and educate neighbors on how to best protect our community, property, and oneself.
- Over the past 18 years this community has been actively engaged until recently. Neighbors are asked to step up and join committees and get involved.

Adjournment: Don Prost thank the neighbors present for coming and adjourned the meeting at 8:06pm