

**Governors Village Townes HOA
Board of Directors Meeting Minutes
September 25, 2023**

- I. Establish a Quorum
 - a. A quorum was established.

- II. Call to Order
 - a. HOA President, Kerri Paynes called the meeting to order on September 25, 2023, at 6:00 pm.

- III. Roll Call
 - a. Kerri Payne, President
 - b. Michelle Orvis, Vice-President
 - c. Dave Tushar, Treasurer
 - d. Beverly Tomlin, Secretary
 - e. Tyler Ritter, Member-at-Large
 - f. Other attendees: Kimberly Conen, Property Manager, Community Focus
Angela Edwards, Chris McIver, Mrs. Jenny Vogel, and Inga Vogel all residents.

- IV. Approval of Meeting Minutes
 - a. For the purpose of publishing our minutes promptly, the Board Members present at the September 25, 2023, meeting unanimously consent to correcting/approving these minutes by email correspondence to be completed within 10 days. If it should be determined that a “special meeting” is technically required for approval, Board Members consent to the virtual meeting to be completed at noon on the 10th day following the September 25 meeting.

- V. Acknowledgements
 - a. Kerri Payne thanked HOA resident and Social Committee Chair, Abbie Finneran for her time and leadership for the GV community social events. Abbie and her family are moving out of the area and a Social Committee member will assume the chair role.
 - b. Kerri Payne thanked Debbie Bendalow and Mark Maxwell for their ongoing work with the landscaping needs in the community.

- VI. Old Business
 - a. Financials and Budget Update: Kimberly Conen reported that she is waiting for the Reserve Study from Giles Flythe. The company will be onsite on Thursday (9/28) for observations and pictures. The final report should be available in November. Kimberly Conen also reported that the HOA operating budget \$36,849.30, Reserves \$512,278.92 and Reserve paint account \$36,500.

- b. Violations/Rules & Regulations: The violation team has been issuing violations to residents. The Board of Directors is updating the Rules & Regulations and hope to present the final draft at the November board meeting.
- c. Grounds: Brightview will be replacing the Chinese Elms in October. These were the wrong type of elm to plant in the neighborhood and the replacement will not be an added cost and will be covered by Brightview.

VII. New Business

- a. Landscaping Bids: Brightview's (current landscaper) contract is up for renewal at end of the year. The HOA is entertaining bids from four companies and hope to have an update at the November 2023 meeting.
- b. Landscaping Issue: A Townes resident (1022 Christopher) requested permission to replace crepe myrtle due to roots growing into pipes and will cover the expense for the removal and planting. The motion was made by Kerri Payne, seconded by Tyler Ritter, and was unanimously approved for the resident to remove and replant with tree approval made the HOA Board.
- c. ARB Board positions: Changes to the ARB Board positions are Bill Hlavac resigns as board chair but will remain on ARB committee and Judy Tricome has retired and is being replaced by Robert Smith. The POA will approve new membership. POA is responsible for approving ARB requests from Townes residents and will plan to share with HOA for approval. It was recommended to create a subcommittee for the HOA to review and approved Townes ARB requests. Kimberly Conen and Michelle Orvis will work on creating a style guide for the Townes and make it available to residents.
- d. GV Townes Annual Meeting and Open Positions: The Townes Annual Meeting will be held in April 2024 and open positions will be announced 90 days prior to the meeting.

VIII. Open Forum

- a. Angela Edwards provided an update on Aqua and the community efforts to reduce the monthly costs.
- b. Kerri Payne requested that the pool open earlier next year (early May) and close mid-October. Kimberly Conen will review the current contract and see if it can be amended.

IX. Adjournment

- a. The meeting was adjourned at 7:09 pm.

X. Scheduled Meeting

- a. The next HOA meeting will be held on Monday, November 27, 2023, at 6:00 pm at the BOLD offices in Governors Club.