

Governors Village POA MINUTES (DRAFT)

Community/HOA	Governors Village POA	Date	March 4, 2024
Meeting Title	Regular Board Meeting	Time	6:00pm
Location	Gov Club Realty Meeting Room 2	Secretary	J.Kiley
Attendees	D.Prost, J.Kiley, B. Courter, D.Fein, D.Chegash, C.Gamber, D. Weikert, K.Payne Management: J. Lindgren / Community Focus of NC Inc		
Called to Order	6:04pm		
Adjourned	7:35pm		

Key Points Discussed		
No.	Topic	Highlights
1.	Don Prost Opened Meeting	NOTE: The HOA made the assembled group aware that the new minutes format would be to record a brief summary of discussions and a record of the decisions made by the board and not a transcript of the meetings.
2.	Open Forum	
	There was discussion regarding financial concerns related to the budget and Pamela White offered to follow up with a written statement to be sent to the board	An owner initiated a discussion of the installation of cameras at the entrance to be installed as a deterrent to crime
	Questions were asked about whether the Gov Village POA is subject to the provisions of 47F	Linda B discussed her personal audit of the historical financials
	Concerns were brought forward regarding the distribution of information and actions that the Gov POA was initiating	Steve M discussed the formation of the Finance Committee
	L Lowery initiated a discussion related to parking issues was discussed and a request to have owners contact the fire department if there are dangerous conditions	
3.	New Business	Board discussed the resignation of two board members: Ruth Benton and Tyler Ritter. Kerri Payne (Townes at Gov Village) was appointed unanimously to assume Tyler's position. The Board will appoint a new board member asap to assume Ruth's Term.
		New Committees were discussed by B. Crouter

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No.	Topic	Highlights
		January Financials were reviewed
		The board has engaged and contracted with Rebekka Barr, CPA to perform a full audit of the 2023 Financials. The board has engaged Reserve Advisors to perform an update to the existing Reserve Study in 2024.
4.	Current Projects and Business	Overview of all ongoing projects were discussed including an updated evaluation of the Dam Project & David Stone Creek project, the berm projects, paving and pool bathrooms.
		Pond management companies were reviewed by email and HT Stormwater was unanimously selected to assume all management of the BMPs, Dam,
5.	Legal, Compliance & Violations	Several owners have not responded to violation notices. The board has directed management to issue violation hearing notices and to hold a hearing later this month.
		The board appointed S Meisinger to investigate and review potential options for alternative legal counsel
		The Townes of Governors Village Board President, Kerri Payne, introduced and discussed a legal amendment to the Townes governing docs that would limit short-term rentals only in the Townes. The board unanimously agreed to support the advancement of the amendment to the HOA annual meeting and to provide a “master association” signature as needed.
6.	Meeting Adjourned	