

GOVERNORS VILLAGE POA MEETING MINUTES

MEETING DATE AND TIME: MAY 6TH, 2024 @ 6pm

MEETING LOCATION: 10100 GOVERNORS DR. CHAPEL HILL, NC
27517

MINUTES:

Called to order at approximately 6:01PM

Board Members Present: Don Prost, Brooke Crouter, John Kiley, Kerri, Payne, Daniel Chegash, Douglas Fein, David Wiekert

Board Members Absent: Chris Gamber

Community Focus: Lena Deptolla, Community Manager

The Open Homeowner Forum allowed for community members to address the Board with questions/or concerns in 3 minute intervals. The topics that were raised:

- Rentals/Airbnb/Intended use of homes Example: Business use. Governance Committee agreed to look into how this is addressed in covenants
- Committees discussed/Charters
- Financial Overview: Board intention to hire an audit firm to review monthly financials
- Audit status: Two auditors given access to financials. No further update or request for information

Financials

- The Operating Account has \$196,875.33
- The Reserve Account has \$911,168.86

Committee Reports

Governance- (1) Resolution regarding 47F finalized and with Chris Gamber for review

(2) Discussion document reviews (Covenants/Bylaws for comparisons)

(3) Discussion of looking at credentials of various attorneys

(4) Looking at using online voting this year

Communications- Reviewing community website to update information. Sent updated calendar to site administrator to ensure all dates correct

Grounds Committee- Updates for communities attached to minutes

Community Projects

Reserve Study update- Reserve Advisors Engineer will be in the community to begin initial findings on May 15th

Clubhouse- Bathrooms- stalls were replaced as well as ceiling fans/lighting and freshly painted

Request was made to check the electrical outlets in the kitchen

Pool

- Update of Pool Rules to be distributed to website Calendar for 2024 season placed on website
- Asphalt repairs completed to pool parking lot
- Fence painting: contractor to be selected
- Pool contractor submitted an offer to upgrade pool cameras. Offer tabled until Board can gather more information

Clubhouse parking

Public streets may not enforce street parking; DOT signs have not been permitted to restrict parking (EMS) reminders will be made to community to be courteous and not park on both sides of street

- Action taken to confirm the legal distance to park at stop sign

Volleyball Court

Board ratified the funding of the volleyball court update

Old Business

Still looking into cameras at community entrances

Violations

None at hearing level

ARC Requests:

None to discuss; submittals and Arch Committee review as needed

Landscaping:

- Bland's contract called for approval of mulch install \$45,399.00 for POA and \$6800.00 Townes
- Irrigation repairs- renewed policy each section has auto

approve of start up repairs (\$1500.00-\$2000.00) as needed to protect plantings

Other Items:

- Berm/Grounds Meeting: to identify meeting dates to Grounds that Board can listen to ideas and collaborations of Committee Members and gain perspective on future Berm project. Date to be determined by Wednesday, May 8
- Elections- Nominating Committee will need to be formed for election of candidates for the next Annual Meeting. Distributed calendar of dates so all are aware of the timeline
- Blood Drive- looking for participants and volunteers

Adjournment: 8:01PM