

Governors Village Townes HOA
Board of Directors Meeting Minutes
December 16, 2024

Call to Order

HOA President Kerri Payne called the meeting to order on December 16 at 6:03 pm.

Roll Call

Kerri Payne, President

Michelle Orvis, Vice-President

Tyler Ritter, Treasurer

Luke Gendron, Secretary

Beverly Tomlin, Board Member

Josh Lindgren, Community Focus

Acknowledgments

Kerri Payne acknowledged Debbie Bendelow, Townes Grounds Chair, for her ongoing efforts to maintain our community, the board members for continuing their board service, and to Luke and Tyler for taking on roles as secretary and treasurer.

Review of Meeting Process & Decorum

Kerri reviewed the meeting agenda, reminded attendees that the open forum takes place after the meeting business, and requested that they respectfully comment on concerns within three minutes.

Ongoing Business

Financials:

Josh Lingren and Forrest Wilson (CPA) have been reviewing the budget and cleaning up some minor budget item incidentals. The Chatham County water credits have been resolved, and some credits will soon be dispersed.

Monthly Dues:

Based on the approved budget for 2025, Community Focus will communicate regarding a dues increase in coordination with the POA dues. Beginning in January 2025, the new amount will be \$154 per month, up from \$145 per month. Kerri raised the motion, which Luke seconded.

Grounds Review:

Recently, monument flowers have been planted at the entryway. Debbie Bendelow has put out bush removal bids for review. The landscaping rejuvenation bids are for two separate projects. The crepe myrtles have been assessed, and bids are out for those projects. The new street signs have been installed, and the other communities are following with similar signage.

POA Review:

The annual POA meeting was held in November. They used a digital voting system for director positions that went very efficiently. As a result, two new members are incoming, two new officers, and one resignation. The

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primary project ongoing for POA is the berm project. The grounds committee liaison is Ted Isling, and Mark Graham has taken over as grounds chair in the Village.

Violations:

No violations were reported

New Business

New Community Management Representative:

Amy Ghiloni will be replacing Lena Ddeptolla as our Community Focus property manager. She lives closer to the community and has experience with HOA management. We are excited about the experience level, HOA board membership track record, and knowledge of community management. We are anticipating a high level of positive communication. She must be on-site for at least three days out of the week.

2025 Goals:

The roofing project went very well. No negative feedback was registered, and the warranty documentation has been submitted. The only outstanding issue is tire marks on the grass in some areas, which is currently being resolved. The billing invoice was paid and will be in December's financials.

Josh will speak to Chapman Construction about the following:

1. Two small areas of tire track damage. Make sure Deb knows when they're coming so she can show them locations.
2. Ask them if they would assess the trim and fascia boards so we can alert homeowners who need to address any rotting.
3. Ask them if they do gutter cleaning and confirm if the gutters in the units that just got new roofs were cleared. If so, only Lake Townes will need cleaning asap. If not, both neighborhoods will need cleaning asap.

2026 goal is to create a resource guide for homeowners. This can be added to current documentation and placed in a convenient packet to streamline the updating process, answer questions like what doors could be purchased, and guide homeowners in completing their renovations while maintaining our community standards, etc. Josh provided an example from another community.

2025 Meeting Schedule

Third Monday of the month at 6:00 pm.

February 17, 2025

April 21, 2025

June 16, 2025

August 18, 2025

October 20, 2025 (Annual Meeting)

Open Forum

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No community participants were in attendance.

Scheduled Meetings

The next meeting will be held on February 17th, 2025, at 6:00pm.

Adjournment

The meeting was adjourned at 6:51 pm.