

Governors Village POA
Board of Directors Meeting Minutes
May 12, 2025

Call to Order

POA Secretary Cary Moxham called the meeting to order at 6:03 PM.

1. Roll Call – Board Members Present:

Kerri Payne, Vice President (via Zoom)
Brooke Crouter, Treasurer
Cary Moxham, Secretary
Ted Ising
Steve Meisinger

Community Focus: Amy Ghiloni, Community Manager

Residents Present:

Sarah Conte	Michael Conte
Mike Graham	Terri Lange
Jayne Sahadi	John Sahadi
Patricia Hamilton	Dale Barnhill
Steve Heesacker	Karl Muessig

2. Open Forum

Michael and Sarah Conte verbally described a long-standing drainage issue in the rear of their property for which they would like the POA to address. Cary Moxham stated that he will follow up on

previous discussions that have occurred between the Contes and the Board on this issue.

Terri Lange raised an issue regarding traffic noise on Governors Drive and would like the POA to look into possible solutions to reduce vehicular traffic and noise. Mike Graham also commented on the large number of construction trucks that were using Whippoorwill Lane earlier this year for a construction project at Carolina Meadows. Steve Meisinger stated that he will follow up with the Governance Committee that is currently addressing other Governors Village traffic issues with DOT.

Jayne Sahadi questioned whether there could be better scrutiny of neighborhood violations by the management company, CFNC. Amy Ghiloni, Governors Village Community Manager from CFNC, stated that homeowner violations are actively being identified and addressed within the authority conveyed by the Governors Village POA Covenants.

3. Financials

- Audit report finalization

Brooke Crouter confirmed that the report was finalized in August 2024.

- Reserve Study finalization

Board members comments to the draft Reserve Study document were sent to the company that performed the Reserve Study for their review and issuance of the final report. Brooke Crouter will follow up on the status of finalization of the report.

4. CFNC Property Manager Report

- The pool opened without incident. Repairs have been made to the pool hot water heater and to the faucets in the Men's bathroom.
- A light post which was destroyed by a car accident has been replaced at the intersection of David Stone and John Branch loop.
- Nineteen homeowner violations were issued since the last Board meeting and 11 have been closed.

5. Committee Reports

Finance

- Brooke Crouter stated that the balancing of the budget is ongoing in order to ensure that all charges to date have been attributed to the correct budget accounts.
- Beginning in July, the Finance Committee will begin the process of creating a 2026 budget to be available by October 2025.

Governance

- The By-laws Amendment is awaiting finalization by the Board.
- Discussions are ongoing with DOT to address traffic issues within Governors Village.

Landscape

Ted Ising provided a detailed summary of the status of various landscape projects.

For consideration by the Board:

- Addendum to Bland General Maintenance Contract for regular trimming of the 3 David Stone creek banks
- Fix the irrigation at monument beds and median at the Governors Drive entrance with Mt. Carmel Church Road

On Bland's schedule for May 12 - 23:

- Repair rip rap at Lake
- Ed Hutton Memorial Tree
- Governor's Park Pool House trees

In Proposal Stage:

- Walser island sweetgum tree removal

Completed projects:

- Cleanup of Governors Drive median at Mt. Carmel Church Rd
- Mulching along new drainage installed on Governors Drive
- Replacement of two dead Loropetalum in the GV Fountain Park
- Mulching Governors Lake Exercise Area
- Governors Forest storm damage tree cleanup
- Repair of Governors Park Irrigation

Mike Graham presented a detailed plan to rejuvenate the entrance area at the intersection of Moring Drive and Whippoorwill Lane for the Board to review.

Communications

- CFNC continues to send out timely communications on items within the Governors Village community such as progress with the berm project, Bland maintenance activities, reminding homeowners of the responsibilities for their property, etc. The residents present at the POA Board meeting commended Amy Ghiloni for greatly improved communication with the Community.

6. Community Projects

- Berm status

Phases 1 through 3 of the berm projects on Whippoorwill Lane and Mt. Carmel Church Road have been completed. Drip irrigation is planned to be installed prior to the application of mulch. Mulch will be applied on the berms at the same time that mulch is applied throughout all of the Governors Village neighborhoods.

- POA document archiving

CFNC has been provided POA documents in electronic format by the previous property management company, First Residential. Amy Ghiloni will provide Cary Moxham with access to the electronic documents to begin the process of identifying the documents that exist in electronic format and comparing with those that exist as paper copies.

- Dog waste stations

Brooke Crouter and Amy Ghiloni have identified a new company to service the dog waste stations for 20% less cost than the current company.

- Walser island proposal

A request was received to rejuvenate the Walser Drive island. It was agreed that this request should be coordinated with the Governors Park Grounds Committee and multiple bids be obtained for the project.

7. Executive Session

Meeting adjourned at 8:25 PM