

Governors Village POA
Board of Directors Meeting Minutes
July 14, 2025

POA President Don Prost called the meeting to order at 6:06 PM.

1. Roll Call

Board Members Present:

Don Prost, President
Brooke Crouter, Treasurer
Cary Moxham, Secretary
Ted Ising
Steve Meisinger
Chris Gamber
Roger Chapin

Community Focus: Amy Ghiloni, Community Manager

2. Financials

- Treasurers Report
 - As of May 31, Operating Expenses were \$268,664 and are below budget however there are minor expense variances that are in the process of being reconciled.
 - Reserve expenses to date are \$222,868 and the current Reserve balance is \$612,687.
- Reserve Study final report status
 - The Reserve Study report is finalized and awaiting release from Reserve Advisors Engineering, PLLC.

3. CFNC Property Manager Report

- Repairs have been completed at the pool including to the bathrooms, the fence, and the cabana kitchen.
- Repair of the entrance sign at Governors Drive and Mount Carmel Church Road, the wall at Governors Lake, and the aeration system at Governors Lake were completed.
- The Board approved replacement of the pond trash rack by HT Stormwater Management.

4. Committee Reports

Finance

- Brooke Crouter, Roger Chapin, and the Finance Committee will begin the process of creating a draft 2026 budget plan to be submitted to the POA Board by September 1st for review.

Governance

- Applications have been submitted to Chatham County to address appropriate stop sign and speed limit signage throughout all Governors Village neighborhoods to help curtail excessive speeding.
- The possibility to designate some through streets as Residents Only or No Commercial Traffic is being explored.
- In an effort to establish guidelines for memorials within the POA, guidelines from 4 communities were reviewed. Additional community guidelines will be reviewed to support creation of proposed guidelines for Governors Village POA.

Landscape

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

For consideration by the Board:

- The Board voted not to change the posts on No Parking signs as this was not needed.
- The Board approved adding new street signs and posts at Governors Drive and Whippoorwill Lane to match the new street signs and posts that have been installed in the rest of the neighborhoods.
- The Board approved cutting down large trees that are leaning and caught in the branches of other trees in the wooded area between Raintree Bend and Farrington Mill Road as well as several dead pines between the Raintree Bend cul-de-sac and Whippoorwill Lane. All trees will be left in place to decay.

Completed projects:

- Ed Hutton Memorial Tree has been installed by Bland.
- Bartlett removed 4 dead or diseased trees in the POA.
- POA neighborhood mulching has been completed for 2025.

Projects in Progress and Pending Projects:

- Some projects in progress have been delayed due to weather (new plants) and additional information regarding initiation of pending projects will be discussed at the next POA Board meeting.

Communications

- Amy Ghiloni will send out an update to the Community on the status of activities for the berm project (see below).

5. Community Projects

- Berm status
 - Completion of drip irrigation installation/positioning and replacement of dead plants needs to be addressed.
 - Amy will follow up with Bland to obtain a timeline for completion of all activities related to the berm (irrigation, ruts, mulch and dead plants) and will provide an update to the Community.

- POA document archiving

Amy Ghiloni provided Cary Moxham access to electronic POA documents to begin the process of identifying the documents that exist in electronic format and comparing with those that exist as paper copies.

In addition, Cary will reach out to the Community to recruit a few individuals (2-3) with experience in cloud document storage to assist in developing a plan for creation of standalone Governors Village POA document management system.

- Dog waste stations company transition

Brooke Crouter and Roger Chapin will work together towards determining whether to execute a contract with the new company.

- Nominating Committee

The Board agreed that Cary Moxham will be the Chairperson of the Nominating Committee responsible for nominating candidates for upcoming open Board positions.

6. Executive Session

Meeting adjourned at 7:48 PM