

Governors Village POA
Board of Directors Meeting Minutes
September 8, 2025

POA President Don Prost called the meeting to order at 6:00 PM.

1. Roll Call

Board Members present:

Don Prost, President
Kerri Payne, Vice President
Brooke Crouter, Treasurer
Cary Moxham, Secretary
Ted Ising
Steve Meisinger
Chris Gamber
Roger Chapin
Matthew Spurlock, Camden Apartments
Community Focus: Amy Ghiloni, Community Manager

Homeowners present:

Ed Bowen	Steve Heesacker	Tom Wolfe
Anna Klein	Mike Walker	

2. Financials

- Treasurers Report

As of September 5th:

Operating Account balance is \$175,556.77
Reserve Fund cash balance is \$187,726.91
Reserve Fund CDARs balance is \$690,652.13

Three of the five CDARs in the Reserve Fund will mature on September 18, 2025 and the Board voted unanimously to roll over these three CDARs.

- Reserve Study final report status

The final Reserve Study report was received on August 1, 2025.

3. CFNC Property Manager Report

- Mount Carmel Baptist Church has been reserved for the Annual Homeowners meeting on November 17, 2025, 5:00 – 8:00 PM.
- The pool will be closing on September 21st.
- The replacement of the pond trash rack by HT Stormwater Management is being manufactured. A date for installation is not yet available.

4. Committee Reports

Finance – Ed Bowen

- The Finance Committee has submitted their draft 2026 budget for review by the Board. The Committee also updated financial projections for the Reserve Fund covering the period 2026 -2030.
- 2025 expenses to date are over budget by \$15,000 however steps will be taken by the Board to manage expenses through year end to mitigate any overage.

Governance – Steve Heesacker

- The Committee has drafted a letter to be sent to the NCDOT District Manager for Chatham County to request guidance on stop

sign and speed limit signage throughout all Governors Village neighborhoods to help curtail excessive speeding. In addition, the letter will inquire as to the possibility to designate some through streets as Residents Only or No Commercial Traffic. The letter will be sent by CFNC to NCDOT on behalf of the Board.

- Golf carts and go-karts have been observed speeding through some of the residential streets. A letter will be sent by CFNC to Homeowners regarding safety measures when driving golf carts and reminding Homeowners that go-karts are not permitted on residential streets.
- The Committee will explore potential rules to govern short term rentals for discussion with the Board.

Landscape

Ted Ising provided a detailed summary of the status of completed and ongoing landscape projects as well as those for which POA Board approval is needed.

The Board approved the following projects:

- Removal of multiple trees and tree debris throughout Governors Village neighborhoods by Southeastern Tree Surgeons.
- Installation of plantings in the Settle island to replace the tree removed by Aqua NC.
- Redesign of the Governors Village Entrance on Mooring from Whippoorwill Lane. The Board approved allocating up to \$2,700 to this project from the General Grounds Maintenance account with the remainder of the project, estimated at \$1,100, to be paid from the Village Enhancements account.

Projects in progress and pending projects:

- Repair of irrigation at the Governors Park Village Park Drive entrance that feeds the monument bed at the exit and half of the berm along Mt Carmel Church Rd is pending installation of a new backflow preventer. Bland is waiting for Tri-River to provide parts to Bland enabling them to connect to the water meter.
- The Board approved Camden Apartments 2025 Grounds Enhancement funds be made available to the Village Grounds Committee for enhancements specifically directed to Fountain Park.
- Projects that are currently pending will be discussed at the next Board meeting.

Communications

- Amy Ghiloni will send out e-mail reminders to the Community regarding the Annual Homeowners meeting on November 17th.

2025 BOD Nominations Update

- As of the August 28th deadline, three residents submitted their intent to run for an open POA Board seat. They are Brooke Crouter, Steve Meisinger and Roger Chapin. A letter will be sent out to the Community by September 10th describing the process by which residents are able to self-nominate for an open Board seat. The self-nomination process deadline is September 28th.

5. Community Projects

- Berm status
 - Amy Ghiloni will follow up with Bland regarding their progress to complete installation of the drip irrigation, filling of ruts, drainage

issues, mulch and dead tree warranty before a next payment is issued to Bland.

- POA document archiving

Cary Moxham and Tom Wolfe presented a plan for creation of a standalone Governors Village POA document management system. The Board supported the plan with the next steps to be addressed including selection of a cloud storage provider, creation of a Charter to govern the administration of the POA document system, and assessment of the number of paper documents that may need to be scanned.

- Dog waste stations company transition

The new company will start on September 15th. Amy will inspect all of the waste station cans for any signs of damage that need to be addressed.

6. Open Forum

- Mike Walker asked about outdoor lights being off after 11:00 PM. The Board confirmed that this does not apply to Governors Forest where Mike lives.
- Anna Klein inquired about maintenance of the trail around the lake. Repairs to the trail are in the Reserve study and will need to be scheduled. She also mentioned that the flower beds do not appear to be well maintained on David Stone and that the recreation equipment in Governors Village Park could use attention.

7. Executive Session

Meeting adjourned at 7:27 PM