



November 17, 2025

# Annual Meeting of Governors Village POA

# Welcome

- Purpose
  - Review events of the past year
  - Ratify the budget
  - Introduce the 2026 Board
- Looking forward to folks participating in the upcoming year to make this community as good as it can be

# ■ Your Board of Directors & Management Team

## Board Members

- Don Prost - Member at Large, President
- Kerri Payne –Townes Member, Vice President
- Brooke Crouter - Member at Large, Treasurer
- Cary Moxham- Forest Member, Secretary
- Ted Ising - Park Member
- Chris Gamber - Lake Member
- Steve Meisinger – Appointed Village Member
- Roger Chapin- Appointed Member at Large
- Matthew Spurlock– Camden Member

## Community Focus of NC

- Josh Lindgren – President/Owner
  - [josh@communityfocusnc.com](mailto:josh@communityfocusnc.com)
- Amy Ghiloni– Association Manager
  - [Amy@communityfocusnc.com](mailto:Amy@communityfocusnc.com)
- Madison Kichline – Office Administrator
  - [info@communityfocusnc.com](mailto:info@communityfocusnc.com)
- Tracy Lynn – Compliance Manager
  - [Tracy@communityfocusnc.com](mailto:Tracy@communityfocusnc.com)

# Welcome to the Community!

- Park Neighborhood

- Annabella & Lawrence Vagonis
- Amy Pooler & Nicolas Loncle
- Benjamin Anderson & Ashley Miller
- Katherine Wilson
- Zhonghan Ye
- Brian & Brienne Adams
- Melissa Laub

- Lake

- Ruijie Peng

- Townes

- Robin Wiggins
- Carmen Cecilia Posas Torres
- Nancy Tafoya
- James H. Coleman
- Lisa Giardino
- Billy Norwood
- Rouyu Xu
- Carl Driver
- John Charles Asturias
- Lindsay & Mary Elizabeth DeMers
- Michael John & Kitty Marley Dalton
- Vasiliki Christopher



# Welcome to the Community!

- Forest Neighborhood

- James & Elizabeth McCubbin
- Szymon & Bo Pasternak
- Don & Marilyn Mazzei

- Village

- William & Betty Yount
- JoAnne & Donald M. Johnson
- Timothy Houlihan
- Kathleen & Raymond Welsh & Maureen Bellavia
- Mary Ann and Mark Hogg

# 2025 Projects

- Berms
- Document Archive



# Berms

- Berm project elements
  - Remove old/dead plants
  - Take down old / dying trees
  - Replace with new plants
  - Repair irrigation system to berms
- Project started Aug 27, 2024
- Completed Sep 30, 2025

Before



After



# GV POA Document Archives

- Hard copies of some historical GV POA documents are currently stored in a small number of Banker's boxes.
- Over time, digital copies of historical GV POA documents have been archived by the then current GV POA Property Management companies (Talis, Towne Properties, and FSR) and ultimately transferred to CFNC by FSR.
- The folder structure of archived GV POA digital documents is an amalgam of folders, subfolders and file names created by each Property Management company and is therefore not ideally or logically organized.
- Archived copies of GV POA documents are available through CFNC on their [cincwebaxis.com](http://cincwebaxis.com) website but are only those documents generated while CFNC has been our Property Management company.



# GV POA Document Archives Goals

- Reconcile hard copies of historical documents with digital copies to eliminate paper copies. Where corresponding digital copies do not exist, scan paper copies to create digital copies and ultimately eliminate all paper copies of historical documents.
- Create new folder and subfolder structure to store existing archived digital documents provided by CFNC to create a logical organization structure and facilitate location of archived documents as needed.
- The revised organization of GV POA archived documents will be stored and accessed through a cloud-based Dropbox account owned and maintained by GV POA.
- Confidential information will be located separately from information available to the Community.
- Access to the GV POA archives will occur through a link on the GV POA website.

# Committees

- Finance
- Governance
- Grounds
- Social





# Finance Committee

- Roger Chapin, chair
- Developed a balanced Operating Budget (income matches expenses) Phase II of berm project funded
- The Five-Year Operating and Capital Plans were updated through 2030.
- The 2026 Dues for POA members will remain the same as 2025 at \$1,310 annually.
- Ed Bowen new chair



# Governance Committee

- Steve Meisinger, chair
- Updated By Laws
  - Not updated since 2007
- Updated voting processes
  - Incorporated on-line processes
  - Refined timelines
- New chair: Steve Heesacker



***POA  
RULES***



# Grounds Committee

- **Governors Forest /Jim White, chair)**
  - 2 major tree cleanup projects
  - 200 liriopse planted near entrance
  - Large replacement holly on berm
  - New park bench installation
- **Governors Lake (Amy Gamber, chair)**
  - New shrubs in the three erosion beds
  - Four purple martin houses at lake
- **Governors Park (Ron Risch, chair)**
  - Reuse of berm chips as mulch
  - Plantings at VPD entrance and at pool
  - Plantings in the Park
  - Memorial tree for Ed Hutton
  - Settle island redesign and plantings
- **Governors Townes (Deb Smith, chair)**
  - David Stone Distylium install
  - David Stone Park Boxwood install
  - Lake Townes Entrance Install
  - Townes Monuments install
- **Governors Village (Mike Graham, chair)**
  - Village Commons median cleanup
  - Two Loropetalum in Fountain Park
  - Fountain Park irrigation improvements
  - Memorial tree for Gerritt Vogel
  - Moring entrance enhancements

# Other Grounds Accomplishments

- Major Irrigation Remediation
  - Electrical issues at Governors Park
  - Missing backflow preventer at Governors Park Village Park Drive entrance
  - Repair of non-functioning zones at Governors Village Mt Carmel Church Road entrance
- Removal and Replacement of trees outside of Pool House
- Governors Park Walser island plantings
- Removal of 14 trees across neighborhoods
- Receiving bids on Lake bridge pressure washing and staining
- Receiving bids on Lake path crack repair and patching

# Social Committee

- Katie Schneider Chair
- 2025 Events
  - Egg Hunt
  - Bingo
  - Fireman's Breakfast
- New Event Committee for 2026



# Budget Review and Ratification

- Operating Budget: \$695,023
- Budget reflects inflation
- Discretionary grounds budgets remained flat
- Increased electrical, water, and insurance budgets to meet changes in pricing
- Dues remain same as current year, no increase

**Governors Village Property Owners Association Adopted 2026 Budget**

Description	OPERATING FUND		
	Actual Income Stmt 2024	Adopted Budget 2025	Proposed Budget 2026
<b>OPERATING INCOME</b>			
Total Dues Income	\$ 757,063	\$ 706,306	\$ 689,243
<b>Other Income</b>			
Total Other Income	\$ 17,024	\$ 5,480	\$ 5,780
<b>TOTAL OPERATING INCOME</b>	<b>\$ 774,087</b>	<b>\$ 711,786</b>	<b>\$ 695,023</b>
<b>OPERATING EXPENSES</b>			
<b>Administrative Expenses</b>			
Total Administrative Expenses	\$ 29,058	\$ 20,910	\$ 32,500
<b>Professional Fees &amp; Expenses</b>			
Total Professional Fees & Expenses	\$ 87,676	\$ 88,388	\$ 94,594
<b>Taxes</b>			
Total Taxes	\$ -	\$ 2,000	\$ 2,790
<b>Landscaping/Irrigation</b>			
Total Landscaping/Irrigation	\$ 318,735	\$ 313,733	\$ 317,377
<b>Repairs &amp; Maintenance</b>			
Total Repairs & Maintenance	\$ 66,481	\$ 16,990	\$ 10,618
<b>Safety</b>			
Total Safety	\$ 1,790	\$ -	\$ -
<b>Utilites</b>			
Total Utilities	\$ 64,756	\$ 62,200	\$ 69,305
<b>Pool Expenses</b>			
Total Pool Expenses	\$ 44,924	\$ 49,265	\$ 51,665
<b>Recreation Expense</b>			
Total Recreation Expense	\$ 11,045	\$ 11,000	\$ 6,992
<b>Reserve Fund</b>			
Total Reserve Fund Contribution	\$ 149,622	\$ 147,300	\$ 109,182
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 774,087</b>	<b>\$ 711,786</b>	<b>\$ 695,023</b>



# 2026 Recommended Investments

- Reserve Study recommended projects:
  - Patch and seal coat private roads and Lake path (deferred from 2025)
  - Fences in Fountain Park
  - Monument repair
  - Cabana roof replacement
  - Pool repairs (equipment, furniture, deck)
- Other capital projects may arise that are charged to the reserve
- Board will review and vote on projects in the new year

RESERVE FUND BALANCE			
	2024 Actual	2025 Proj. Act.	2026 Budget
<b>Beginning Balance</b>	<b>\$ 875,271</b>	<b>\$ 849,832</b>	<b>\$ 573,665</b>
Reserve - Interest Income	\$ 24,177	\$ 20,000	\$ 20,000
Transfer from Operating Fund	101,272	147,300	109,182
Surplus (Net Income) - Transfer to Reserve	-	-	-
<b>Total Reserve Fund Income</b>	<b>\$ 125,449</b>	<b>\$ 167,300</b>	<b>\$ 129,182</b>
<b>Reserve Expenses</b>			
General Reserve Expenses	\$ 137,797	\$ 8,407	
Pool Fence (Repair & Painting)	-	925	
Capital Improvement (Repair & Painting)	13,091		
Trash Grid for Park Pond	-	7,600	
Berm Mulch	-	17,000	
Sealcoating Streets in Townes		-	
Grounds - Irrigation		15,611	
Misc. Grounds Projects		18,000	
Fences Vinyl, Fountain Park			
Signage, Monuments, Renovation			
Concrete Deck, Inspections, Partial Replacement and Repairs			
Grounds - Berm (Final Phases)		375,925	
<b>Total Reserve Fund Expenditures</b>	<b>\$ (150,888)</b>	<b>\$ (443,468)</b>	<b>TBD</b>
<b>Ending Balance</b>	<b>\$ 849,832</b>	<b>\$ 573,665</b>	

# Election Results

- Lake: Brooke Crouter
- At Large: Roger Chapin
- At Large: Steve Meisinger (2-year term)
- Village: Donna Hudson (1-year term)

## 2026 Board

- Don Prost, At Large
- Cary Moxham, Forest
- Brooke Crouter, Lake
- Ted Ising, Park
- Kerri Payne, Townes
- Donna Hudson, Village
- Roger Chapin, At Large
- Steve Meisinger, At Large
- Matthew Spurlock, Camden Apartments

## Special Thanks

- Chris Gamber
  - Member for the past six years
  - Prior President of Board



We will now open the Q & A Session

# Thank You for attending!

