

Governors Village POA
Annual Homeowners Meeting Minutes
November 17, 2025

POA Secretary Cary Moxham called the meeting to order at 6:00 PM and welcomed the residents who were present.

1. The current Board Members and CFNC Management team were introduced. Board members present were:

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

Community Focus: Amy Ghiloni, Community Manager

2. Welcome to the Community - New Residents

- A total of 28 new resident households moved into Governors Village POA in 2025:
 - Governors Park – 7
 - Governors Lake – 1
 - Townes – 12
 - Forest – 3
 - Village – 5

3. FY 2025 Projects

- Berms - Ted Ising provided an update on the completion of the berm project on Whipoorwill Lane and Mount Carmel Church Road

- Document Archive - Cary Moxham provided an overview of the current state of POA documents (paper and electronic) and the work underway to create a POA managed Document Archive using Dropbox to house electronic copies of all POA documents

4. Committee Accomplishments

- Finance – Roger Chapin described the 2025 accomplishments of the Finance Committee which included development of a balanced Operating budget and five-year Operating and Capital plans. Ed Bowen will chair the Finance Committee going forward.
- Governance – Steve Meisinger provided an update on the accomplishments of the Governance Committee in 2025 which included the revision of the POA Bylaws, an updated online voting process and corresponding refined voting timeline. Going forward, Steve Heesacker will chair the Governance Committee and interested volunteers for the Governance Committee should reach out to Steve Heesacker.
- Grounds – Ted Ising provided a comprehensive overview of the accomplishments of each neighborhood Grounds Committee as well as other POA Common Area grounds activities that addressed irrigation remediation, tree removal, plantings and repairs to the bridge and path around the Lake.
- Social – Brooke Crouter announced that a new Events Committee will be formed in 2026 to include the activities of the Social and Recreation Committees. Residents are encouraged to reach out to Brooke if they are interested in participating on the Events Committee and /or supporting a specific POA neighborhood activity.

5. Budget Review and Ratification

- Brooke Crouter presented the 2026 Operating budget which reflects projected annual inflation and increased cost of utilities and

insurance. As there was no opposition to the budget, the 2026 budget was ratified.

6. FY 2026 Planned Investments

- Brooke Crouter presented an overview of the 2024 (actual), 2025 (projected actual) and 2026 budget Reserve Fund balances and projects recommended to be addressed by the 2024 Reserve Study. The Board will review and vote in the new year on Reserve projects to be addressed in 2026.

7. New Board Members

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

8. The Board thanked departing Board member Chris Gamber for six years of consecutive service as well as being a prior POA President. In total, Chris has served 12 years on the POA Board.

9. Open Forum

- Anna Klein asked about work around the Lake. Ted Ising indicated that patching will be done this year, and replacement will be done the following year. The footbridge will be pressure washed and stained.
- Comment appreciating the good results in the berms and the trees around the pool.
- Question about pine trees in common areas that may present a hazard to homeowner properties. Ted stated that he will walk through the neighborhoods with our contractor and identify ones that need to be taken down. Please notify Amy Ghiloni at

Community Focus if you have concerns, and the Grounds Committee will evaluate.

- Comment appreciating the ease of voting and balancing the budget without increasing dues.
- Angela Edwards expressed her gratitude for the excellent presentation.
- Question/comment about the Ward right-of-way off Fountain between the houses. Ted Ising reminded the attendees that people should not be cutting down trees on POA property, but we're all responsible for maintaining any utility easement that abuts our property. When in doubt, please contact Amy Ghiloni at Community Focus and she will help to have the situation addressed. Finally, as a reminder you should always request ARB approval before removing a tree.