

Governors Village POA Board Meeting Minutes

December 8, 2025 at 6:00 PM
Camden Apartments Community Room

1. Roll Call - Board members present were:

Don Prost, President
Kerri Payne, Vice President (via Zoom)
Brooke Crouter, Treasurer
Cary Moxham, Secretary
Ted Ising
Steve Meisinger
Roger Chapin
Donna Hudson
Matthew Spurlock (via Zoom)

2. Election of Board Officers for 2026

The Board Officers elected for 2026 are:

Don Prost, President
Steve Meisinger, Vice President
Roger Chapin, Treasurer
Cary Moxham, Secretary

Board Liaisons for 2026:

Grounds – Ted Ising
Governance – Steve Meisinger
Finance – Brooke Crouter

3. Maintenance responsibility of private roads in the Townes

- The Board discussed the need to clearly define the responsibility for maintenance of the roads between Governors Village POA and the Townes HOA with respect to their respective Covenants and Declarations

- The Board will research and review the Covenants, Declarations, previous Board meeting minutes, and Reserve Studies for both the POA and the HOA to facilitate a discussion of this topic at the January 19, 2026 POA Board meeting

4. Maintenance responsibility of the front and back yards of homesites in the Townes

- Following general discussion, the Board agreed to review the respective Covenants and Declarations for the Governors Village POA and Townes HOA as well as plat and GIS maps for The Townes for subsequent discussion at the January 19, 2026 Board meeting. The goal is to clearly define the responsibility for maintenance between the POA and the HOA.

5. Maintenance responsibility of Common Areas in the Townes versus POA Common Property

- After general discussion, the Board agreed to review the respective Covenants and Declarations for the Governors Village POA and Townes HOA as well as plat and GIS maps for The Townes for subsequent discussion at the January 19, 2026 Board meeting. The goal is to clearly define the responsibility for maintenance between the POA and the HOA.

6. Grounds projects process for 2026

- The Board agreed to pause the use of Bland for Grounds Enhancements projects in 2026 until further notice
- Guidance for Community Focus (CFNC) regarding when multiple quotes are required for projects versus using a CFNC preferred vendor was briefly discussed and will be clarified with Amy Ghiloni of CFNC at the January 19, 2026 Board meeting
- The Board discussed the contract for the dog stations and the need to have Amy Ghiloni follow up with the vendor to adhere to the contract regarding the type of bags used. The Board would also like

Amy Ghiloni to inspect all the cans at the dog waste stations for any signs of damage that need to be addressed.

- The Board will also discuss and clarify with CFNC their contractual responsibilities and those of the CFNC Property Manager
- Matthew Spurlock will provide a list of vendors that Camden Apartments uses to Amy Ghiloni for potential use by GVPOA and Townes HOA