Governors Village Property Owners Association, Inc.

Oct 27, 2026

Dear Governors Village Homeowners,

This the complete package for the Annual Meeting, November 16, 2026, at 6PM. The purpose of the Annual Meeting is to present the Board Approved 2027 Budget for ratification, announce the new Board Members, provide a review of 2026, and present the goals and plans for 2027.

This year's meeting with be conducted in person at the Mt Carmel Baptist Church, as in previous years. We hope this will encourage you to attend to hear the updates and meet the POA Board Members. Because we will have conducted and completed the election of new Board members (described below), there will be no need to sign in at the Church. You will be able to walk in and take a seat for the meeting.

Voting this year. To simplify voting, we will use the same process used last year.
Homeowners will be able to vote on-line or hand-deliver their ballot to the POA office.

The voting timeline and ballot options are described in full in the attached voting enclosure, which explains the period for voting, the on-line and paper options, and how the ballots will be counted.

If individuals would like assistance with the on-line voting process, we will have volunteers available to walk you through the steps. Please contact the Community Manager with your request: Amy@communityfocusnc.com

Budget. The Board-approved budget for 2027 is also attached to this notice. Please take some time to review this document. If you have questions before the Annual Meeting, please send them to Community Manager Amy Ghiloni (amy@communityfocusnc.com) so we can address as many questions as possible before the meeting. This Board Approved Budget will be presented for ratification at this meeting. No quorum is necessary for this effort, and the budget will be automatically approved unless 51% of the members of the association vote to reject it.

We look forward to meeting with you November 16, at 6:00pm.

Sincerely,

Governors Village POA Board of Directors

Enclosures: Meeting Notice and Agenda, 2027 Budget, Voting Timeline, On-line Voting Guide, Nominee Biographies, Ballot

Governors Village Property Owners Association

2026 ANNUAL MEETING NOTICE and AGENDA

DATE: Monday, November 16th, 2026
TIME: 6:00 PM

LOCATION: Mt. Carmel Baptist Church

PURPOSE: To conduct the annual business of the Association, announce the election of members to open Board seats, discuss accomplishments over the last year and plans for next year, present the 2027 budget(s) and provide an open forum for questions and answers.

AGENDA

- Welcome and Introductions
  - Welcome to the Community – New Residents
- Fiscal Year 2026 Projects
  - Responsibility for Landscape Maintenance of Townes HOA Property
  - Responsibility for Maintenance of Townes HOA Streets and Alleys
  - Document Archive
- Committee Reports
  - Finance
  - Governance
  - Grounds
  - Events
- 2027 Budget Review and Ratification
  - FY 2027 Planned Projects
- New Board Members
- Thank You to Departing Board Member – Don Prost
- Open Forum
- Closing Comments and Adjournment

NC Legislation requires that associations notify members annually of their right to initiate mediation in disputes with the association; however, the association may decline mediation. Any costs of mediation, including the mediator's fees, shall be shared equally by the parties. For a more in-depth explanation of this legislation please refer to N.C.G.S § 7A-38.3f.

2027 Operating & Capital/Reserve Budget

Budget Highlights

1. **Annual Member Dues:** The proposed 2027 annual assessment is **$1,360 per home**, an increase of $50 (3.8%). **This represents the first assessment increase since 2024.**
2. **Balanced Operating Budget:** The proposed 2027 Operating Budget totals **$733,645**, with projected revenues sufficient to cover all budgeted expenses.
3. **Capital Improvements:** An allocation of **$295,126** is planned for important capital projects identified in the **2024 GVPOA Reserve Study**, supporting the continued maintenance and preservation of community assets.
4. **Long-Term Financial Planning:** The **Five-Year Operating and Capital/Reserve Plan** have been updated through 2031 to guide future expenditures, reserve funding, and assessment planning.

The 2027 Budget reflects the POA's commitment to preserving community infrastructure, maintaining financial stability, and responsibly managing member contributions through sound financial planning

October 26, 2026

To: Governors Village Community Members Voting Timeline

The Board of Directors for the Governors Village POA and our management company, Community Focus of NC, have established the voting timeline and voting process for the upcoming election of new Board members.

Per the updated bylaws approved in July 2025, official ballots are required to be available at least 15 days before the meeting. On-line voting, which was implemented last year, eliminates confusion, improves efficiency, is user friendly, and ensures voting security and integrity. However, there is still an option to submit a paper ballot. The processes are described below.

All voting must be completed and submitted by 1 p.m. on Friday November 13, 2026. Votes will be tallied on **Monday, November 16**, by our Community Focus manager and two non-Board witnesses.

There will be no voting related at this meeting. The Board Members elected by your on-line and paper ballots will be introduced at the Annual Meeting. This will help improve the efficiency and timeliness of the meeting. For any questions, please contact Amy Ghiloni (amy@communityfocusnc.com).

ONLINE VOTING PROCESS

Online Voting is a simple process. Our management company has provided the following link to the online ballot: PandaDoc (click on the hyperlink or right click on the link and select “open link”.

The link will become active on **at 0900 Thursday, October 29**. All votes must be final by **Friday, November 13 at 1 p.m.** This allows homeowner residents two weeks to complete their voting.

Follow the clear instructions provided through the link and your submitted form will automatically be sent to Community Focus by the voting software.

PAPER VOTING PROCESS

While we encourage online voting for convenience, there are some homeowners who prefer to use a paper ballot. For those who choose to submit a paper ballot you can print and complete the ballot (found at the last page of this package), filling in your name and address, your votes, and your signature. Completed paper ballots **must be dropped off no later than 1 p.m. on Friday, November 13 at**:

Governors Village POA Office
10100 Governors Dr
Suite 205
Chapel Hill NC 27516

Nominee Bios

There are two open positions on the board this year: 1 at large seat and 1 Village seat.

There are two candidates for the open At Large position: Ryan Matthes and Kristina Philipson.

At Large Nominee: Ryan Matthes

My wife, Corinne, our son Liam, and I have called Governors Village home for 6 years, in the Park. We were drawn here by the trails, the tree cover, and the sense that this is a place where neighbors actually know one another. We've found that to be true — walking our dog and spending time with our neighbors. During my time at UNC, I worked next door at Governor’s Club in the mid to late 90s when this land was just being cleared, so to live here now is a bit surreal in that memory at times.

Professionally, I work with PREMIKATI, a procurement and SAP Ariba consulting firm, where I lead our Customer Success program, Proposal Development and Sales, and Client Delivery. My work is contracts, budgets, vendor selection, and scope discipline — making sure organizations know exactly what they are buying, what it costs, and what they are getting in return. That is the same discipline a homeowners association budget deserves.

Service has been a constant alongside my career. I serve on the board of MindOverLand, a 501(c)(3) nonprofit supporting veteran wellbeing through vehicle-based overland expeditions, where I help build the organization's sponsorship program and governance foundation. I am also a brand ambassador for TUNE Outdoors. Board service has taught me that the job is stewardship, not authority — listening first, asking hard questions about the numbers, and leaving the organization stronger than you found it.

I am asking for your vote for the At-Large seat because I believe that participation and support of our Neighbors as a whole is incredibly important. My priorities are straightforward: budget discipline and transparency in how our dues are spent, clear and timely communication from the Board to residents, and protecting the beauty and property values that brought us all here.

I would welcome the chance to hear your concerns directly. Please reach out to me at 919-323-0302 or ryanmatthes@yahoo.com.

At Large Nominee: Kristina Philipson

I moved to Governors Village in 2023 and have been interested in its governance ever since. Returning to Chapel Hill has been a kind of homecoming because I completed my graduate education here many years ago.

I am a resident of the Townes neighborhood and have fully enjoyed the sense of community throughout the Village.

I have recently attended Board meetings, kept up with Minutes and encouraged neighbors to do the same. I would like to become more involved in Village governance and feel I have the background and experience to contribute.

Prior to my retirement in 2022 I had a career in healthcare management on both the insurance and medical delivery sides. I know how to assess the data quality for decision-making, and the communication processes required to bolster community acceptance.

During my employment at Kaiser Permanente and the Commonwealth of Massachusetts, I held Director level positions in pricing, forecasting, compliance, performance reporting and digital healthcare adoption. While at Willis Towers Watson I consulted on healthcare strategy and operations.

Presently, I serve on a Patient Advisory Council for UNC Healthcare. We focus on improving patient experience and employee recognition. I also volunteer as a Guardian Ad Litem for abused or neglected youth in Chatham County. I am responsible for representing and protecting the interests of individual children who have been removed from their homes.

My strongest skill is being able to understand both sides of an issue. I am also very organized and like to focus on outcomes, but not at the expense of a fair, efficient process. I like communications to be clear and comprehensive, especially when important decisions are at stake. Improving the transparency of decision-making will help community members feel more informed and hopefully more engaged. I also value active dialogue between the two neighborhood boards (POA and HOA) when working on common issues.

I believe I have the background and talent to contribute to the Village's POA as an At-Large member. I would be honored to have your vote!

Please feel free to reach out to me with any questions: 404-402-9251 or Kristina.philipson@gmail.com

There is one candidate for the open Village position: Donna Hudson.

Village Nominee: Donna Hudson

As a resident and neighbor in the Village for nearly 24 years, I've had the pleasure of watching our community grow with beautiful homes and families. I've always enjoyed walking our neighborhoods, meeting neighbors and their pets, and witnessing the sense of community that makes this a great place to live. The following summarizes my work and service history.

Community Involvement & Volunteer Service

- Governors Village Board of Directors: Village Seat (2026)
- Governors Village Governance Committee: Member (2024–Present)
- Governors Village Landscape Committee: Member (2020–Present)
- Neighborhood Watch Team: Village Block Captain (2015–Present)
- House and Grounds Committee (Church): Former Co-Chair
- Lota Love Dog Transport: Former Volunteer

Professional Experience & Leadership: Over 40 years of experience managing complex logistics, regulatory compliance, operational budgets, and multi-departmental teams.

- Director of Student Assignment: Directed boundary planning, school assignment, operational procedures, enrollment systems, project management and district

policy development and implementation across 52 schools serving 25,000+ students.
- Fleet Maintenance Manager: Managed safety protocols, state maintenance compliance reports, annual budget and staff, for a 340+ bus fleet.
- Transportation Manager: Managed GIS routing, logistics, safety and training protocols, and 100+ staff members providing transport for exceptional children across 45 schools.
- Activities Manager: Designed engagement and inclusion programs for children and adults with special needs.

Core Qualifications & Focus

- Community Knowledge and History: 24-year resident of Governors Village with deep history and familiarity across its neighborhoods.
- Operational Expertise: Extensive background in policy establishment and implementation, compliance oversight, and large-scale logistical management.
- Leadership Approach: Focused on transparency, clear communication, trust and accountability and collaborative governance to serve all homeowners across the community.

FOR REFERENCE: 2026 BOARD MEMBERS and POSITIONS

President- Don Prost, holding an At-Large seat, ownership in Governors Park.

Vice President – Steve Meisinger, holding an At-Large seat, ownership in Governors Village

Treasurer – Roger Chapin, holding an At-Large seat, ownership in Governors Village

Secretary – Cary Moxham, holding the Governors Forest seat, ownership in Governors Forest

Brooke Crouter – holding the Governors Lake seat, ownership in Governors Park

Kerri Payne – holding the Governors Townes seat, ownership in Governors Lake Townes

Ted Ising – holding Governors Park seat, ownership in Governors Park

Donna Hudson – holding the Governors Village seat, ownership in Governors Village

Jillian Pascual – representing Camden Apartments

Governors Village POA - Annual Meeting Ballot

Board Nominees for 2027 – Only Deeded Owner Members may vote in matters related to the Governors Village POA. There can only be one ballot per household. The voter may vote for one candidate in each category.

Vote #1. At Large Nominee's (to start new 3-year At-Large seat term currently filled by Don Prost whose term on the board is expiring) SELECT ONE OF THESE CANDIDATES

☐ Kristina Philipson – ownership in Governors Lake Townes

☐ Ryan Matthes – ownership in Governors Park

Vote #2. Village Nominee (to start new 3-year Village seat term currently held by Donna Hudson)

☐ Donna Hudson - ownership in Governors Village

PAPER BALLOT ONLY

Member Name:_____

Member Address:_____

Member Signature:_____

If using this paper ballot, it must be returned by November 13, 2025, at 1pm to be Considered Valid

Drop off paper ballots: Governors Village POA Office / 10100 Governors Dr / Suite 205 / Chapel Hill NC 27516

(*ONLINE BALLOTS SENT AUTOMATICALLY*)