



Governors Club Property Owners Association

POA Board Splinters

April 23, 2015

The POA Board met on April 21, 2015 in a regularly scheduled session. The topics discussed and actions which took place in this meeting are summarized below.

Finance:

Revenues are currently on budget. We are currently \$54,000 over budget for storm cleanup. We expect this category to end the year at \$33,000 over budget. Overall, we are \$18,000 favorable to date on the total budget.

There are still outstanding balances for some property owners for dues and assessments from 2014. Those in arrears will have bar code privileges suspended until the unpaid balances are corrected.

Recent activities requiring more participation by the POA attorney will cause this category to increase.

The Board authorized the POA attorney to proceed with foreclosure on the residence due to unpaid assessments and annual fees.

Policies and Procedure Manual:

This manual is under development to guide committees in their activities on behalf of the Board and the community. Committee chairs are to comment on the manual, as it relates to their activities, by April 30th.

Morehead Forest Landscaping Issues:

Residents whose properties abut Morehead Drive opposite the property that has been clear cut (along with southern perimeter of Governors Club) gave a second presentation to the Board. They are requesting landscaping efforts be initiated to screen their homes from the unsightly clear cut area. Clear cutting and security are not issues but residents want simple, esthetically pleasing plantings to enhance the community's appearance and property values. Several different types of plants could be used (e.g. holly, cryptomeria and others).

The Board has asked the residents to seek information on the advisability of planting on the top of the berm from a registered arborist who is not involved with selling or planting trees, asking that the expert they select confer with the Bland arborist and Dave Bursiek, Board director. Residents have suggested that October is the optimal time to begin planting and are amenable to having planting completed in stages over several years so as not to strain the POA budget.

Database Request:

The IT Committee reported that the GC Country Club requested access to a subset of POA resident data for a membership drive. The Club wants to e-mail non-Club member residents as part of this effort. Residents who have previously asked that their email addresses *not* be shared will be excluded from this list. The Board approved sharing this list.

Entrance Sign:

Community Manager Zmuda showed a mock-up of a new sign for the Mt. Carmel entrance that says "Governors Club". This makes the sign consistent with the signage at the Lystra gate. The current Mt. Carmel entrance features only the GC logo. The Board approved this change.

GC Roads Long Range Plan:

The Board discussed prioritizing road repair needs with rough cost estimates for Board guidance in future decision-making. This process is underway as part of Infrastructure Committee efforts.

Speed Monitoring:

Monitoring is currently in abeyance but will resume. The Chatham County Sheriff's office has consulted with the Safety Committee. Recommendations are pending.

Aqua Sewer Lift Station:

Discussions are still in progress. Residents are encouraged to call Aqua to report foul odors. A meeting with the Infrastructure Committee and Aqua representatives is slated for April 22 at the sewage treatment facility.

Turkey Vultures:

New contacts have been identified at Duke Energy and the project for placing two turkey vulture effigies on the power lines near Walker Falls is now back on track.

Rules and Regulations:

Community Manager Zmuda has reviewed the "Governors Club Rules and Regulations" and distributed copies for Board review. This will be considered at the next Board meeting. The last review was in 2012.

Community Activities:

The Community Activities Committee reports that a Bluegrass concert is scheduled for October 26th at the cabin adjacent to the POA building. This will be self-funding. More "Sips and Bits" mixers are planned, based on the excellent response to those held on April 12.

Marketing:

The Marketing Initiative group will meet again on April 22nd. The last meeting included discussion with an Immortology representative. The IT committee members working on the new website platform will present information at the upcoming meeting.

Realtor Relations Committee:

Members of this committee are following up with Realtors who are not using their bar codes. The "non-user" bar codes will soon be de-activated.

Executive Session:

The Board went into a closed executive session to discuss several issues with Legal Counsel. At the conclusion of the session, the Board reconvened in open session.

The meeting was adjourned at 6:45 p.m. The next meeting is scheduled for May 19 at 4 p.m. in the POA building main conference room.



Make **your** voice heard:

Send your thoughts to the [POA Board's email box](#).

Please click [HERE](#) to visit the Governors Club Property Owners Association web site.