



## THE GOVERNORS CLUB

PROPERTY OWNERS ASSOCIATION

### **2017 Governors Club POA Annual Meeting Minutes January 29, 2018**

- 1) Meeting called to order at 6:30pm by Board of Directors president Tim Stinson
- 2) A quorum, as defined by the 13<sup>th</sup> Amendment to The Governors Club By-Laws, was established with attendance exceeding 25% of the Association members in person or by proxy.
- 3) President's Report (Tim Stinson)  
The following topics were discussed
  - a. The Board will form a committee to review policies and procedures for gate entry into the community and make recommendations for future events including estate sales, and other like events. A motion was made, seconded and PASSED to adopt an appropriate revision to the Governing Documents restricting allowance of estate sales.
  - b. There is a lot of good news to report from 2017
    1. Increased Property Values
    2. Improvements to the Fitness Center, Mansion, Clubhouse, Tennis Courts, Ponds (addition of water features, stocking of fish, a walking path and a pier), and lighting at the entrance of the neighborhood.
    3. A renegotiated partnership with LSI for the shared services and preferred pricing and other incentives are available for interested GC homeowners;
    4. The hiring of a new security company to improve the level of services;
    5. The elimination of most ARB fees resulting in over \$2 million in residential improvement projects;
    6. The hiring of a full-time property manager to provide consistent oversight of the GC property and facilities;
    7. The publication of a Special issue of the monthly magazine which will inform present and future residents about the history of the area and helpful information.

c. Current GC residents are encouraged to be proactive in maintaining their properties instead of waiting until it is time to put their home on the market. Suggestions include:

1. Improve curb appeal by updating landscaping paint and windows
2. Update kitchens, bathrooms, owner's suites
3. Maximize outdoor lighting

d. There are 4 project committees that will be called to address:

1. A potential Bocce Ball Court
2. Mansion Repairs and Upgrades
3. Additional Neighborhood Lighting
4. Additional fencing around the property

4) Treasurer's Report (Dave Lindsay)

Dave Lindsay presented 2017 financial statements and the 2018 POA budget.

a. There was discussion about the reserves that are accrued in anticipation of future road maintenance needs within the neighborhood. Property owners present at the meeting suggested that the POA Board set aside restricted reserves going forward that can only be used for road projects. A committee of residents will be named to explore this request.

5) Election of Directors

a. Dave Lindsay and Mel Moore were elected to two-year terms.

6) Adjournment (8:30pm)