

**GOVERNORS POINT PROPERTY OWNERS  
IMPROVEMENT ASSOCIATION, INC  
P.O. BOX 506 POINT BLANK, TX 77364**

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President – Linda Earls- 281-610-4963  
Vice President – Pam Fisher – 713-205-3715  
Member-at-Large – Mike Hallock – 949-375-3354

Treasurer – Dennis Miller - 512-673-7877  
Secretary – Tom Fredrick – 713-816-9958

**ANNUAL MEETING MINUTES JUNE 13, 2020**

**GPPOIA meeting called to order** at 10:03am by President, Linda Earls

**Pledge of Alliance and Texas Pledge**

**Opening Prayer** by Dennis Miller

**Introduction of current Board Members** Members present were Linda Earls, Dennis Miller, and Tom Fredrick, as well as Gwen O'Bannon, Administrative Assistant

**Introduction of Guests and Welcome to New Residents**

**Election was held early so ballots could be counted while the meeting continued-**

Linda explained the voting process and introduced the election committee members, Ann McFarland, Prudy Miller and Patty O'Neal

Two positions were to be filled: Two 3-year terms. Ballots were given to those who had not voted by proxy.

**Candidates** – Mike Hallock and Doug Fields, no additional nominations were given by the floor

**2020 Financial Report** – Dennis provided copies of the financial report to all in attendance.

- He stated that the budget is still sitting good, we currently have \$115,356.46. Included in that amount is the cost of the bulkhead repair for \$28,000 which hasn't cleared the bank yet. Also included is the ear-marked fund for road repairs for \$20,000.00. The estimated amount that will carry over into the new year is approximately \$42,300.00. Larry Gumpert asked if repairs will be made to the damaged culverts in the subdivision. Dennis said the Mayor is aware of the issues and they will be repaired as soon as they can get to it.
- There will still be miscellaneous expenditures, such as legal fees and court filing fees to delinquent property owners. 85.1% of the maintenance dues have been collected. He explained that the fees are due by January 31<sup>st</sup> of each year and will be delinquent after February 1<sup>st</sup>. A 30-day grace period will be allowed and as of March 1<sup>st</sup> a \$50 late fee will be charged and interest per month will accrue. A payment plan is available for those that need it. There are still several court cases pending for those with serious delinquency, which totals \$48,371.00.. Local residents have been filed on already. There have been 7 judgements filed and some properties are soon to be in foreclosure. He explained that it can be difficult to track down out of state owners. A lot of research goes into locating them and their local authorities so they can be served.
- Dennis also mentioned that this next year is his last term in office and encouraged any dedicated owners to run for election next year.

**Update on Violations/ Court Cases in progress** – Linda explained the foreclosure process, in that the subdivision only gets what is owed to it and that some should be settled by the end of the summer. There are two properties pending – one on Sam Houston Loop and the other on Governor Sterling. There is also a lawsuit pending for a deed restriction violation concerning having too many pets. Cases have been delayed due to the COVID-19 outbreak.

**Recognition of Volunteers** – there are many, many property owners that volunteer their time to help with projects needed for the neighborhood and labor needed for repairs, etc. Linda recognized many of them and stressed the Board's appreciation to them all for all they do. Thanks goes to Tom Jones, for maintaining the boat ramp so that at least small craft can launch from there. Also, to Mike McCarthy for always helping with what is needed at the pool/park area. Paul and Ruth Crump, Charlie & Laura McClellan and Larry Gumpert keep an eye on the subdivision by patrolling the roads regularly. Linda thanked Gwen O'Bannon for taking care of our business and assisting owners with pool cards or any issues that may arise. Robert Fisher continues to collect can donations from the Bullet Grill House and Ann McFarland and Prudy Miller helped with the mess made the road when a culvert was repaired at Sam Houston Loop and Governor Wood.

**Recap of Projects (Completed & Ongoing)**

- The playground project is finally complete and being enjoyed. The bulkhead repairs are done and came in under-budget so sealer and caps were added to add longer life to it.

**Old Business:**

- Road Repairs – Ongoing, the City is still working on getting the funds needed.

**New Business:**

- The July parade will be held on July 4<sup>th</sup> this year but due to COVID-19 there will not be a picnic. The Board will pass out tickets for each vehicle that participates in the parade for a drawing to win one of 8 \$25.00 gift cards to the Bullet Grillhouse.
- The flag-raising ceremony will honor nurses for their service. Linda has asked our neighborhood nurses to participate, they are Barbara Bierstedt, Clara Griffing, Natasha Roach and Linda Stockman.
- New Projects - Some additional amenities have been asked for and the Board isn't against trying to help raise funds for things such as a pavilion. The size and location will be determined but all in attendance at the meeting agreed that it would be best at the boat ramp area. Another suggested project is to have stairs built at the pool house area to lead down to the fishing pier. Linda also suggested an annual Christmas party for neighbors to attend at the Pearls in the Pines venue. She and Mike Hallock are also looking into what is needed for getting the dredging done in the canals
- Pool house restrooms – Due to COVID-19, they will remain closed per the Governor's recommendation. The Board will review the issue at the July Board meeting. At this time, it's not possible to keep them sanitized for the public.

**Election Results**

Mike Hallock and Doug Fields were elected to serve 3-year terms. Linda thank Tom Fredrick for his service as a Board member and reminded those present that Dennis and Pam's terms are up next year.

**Adjourn** at 11:00 am by Linda Earls