

**GOVERNORS POINT PROPERTY OWNERS  
IMPROVEMENT ASSOCIATION, INC.  
BOARD MEETING MINUTES July 7, 2020**

**Called to order @ 7:00 pm** by Linda Earls via Zoom online meeting

**Members Present:**

Linda Earls, Pam Fisher & Dennis Miller, Doug Fields & Mike Hallock

**Election of Officers:**

The election results of the Annual Meeting elected Doug Fields and Mike Hallock for 3-year terms.

- Linda asked the Board members if any of them want to serve as President. Dennis made a motion that Linda remain president and Pam 2<sup>nd</sup> the motion. All other members were in favor.
- Linda then asked Dennis & Pam if they would like to stay in their current positions and they agreed. Linda made a motion for them to remain and Doug 2<sup>nd</sup> the motion. All other members were in favor.
- Linda explained the duties of the Secretary to Doug. The Secretary is to assist the Board when needed and assist Gwen, Administrative Asst., with minutes and agendas and other official records. The Member-at-Large has been a "catch all" position, whereas, oversee minor projects and repairs, perform extra duties when asked and purchase materials for projects.
- Linda nominated Doug to serve as the Secretary and for Mike to remain in his current position as Member-at-Large. Dennis 2<sup>nd</sup> the motion. All other members were in favor.

**Property Owners Present:**

Tom Fredrick, Janet Bailey and Gary Wulf

**Minutes from previous meeting:**

Monthly meeting from June 2 and Annual meeting from June 13, Motion to accept by Dennis, 2<sup>nd</sup> by Linda & all members were in favor

**Financial Statement/ Treasurer's Report:**

Dennis reported that payments are slowly coming in this time of year, the current bank balance is \$83,150.55. We have still been staying within budget for many expenditures and projects. We are still facing legal fees through the end of the year for filing lawsuits on delinquent maintenance fees accounts. \$20,000 is still allocated for road repairs.

**Board Member Announcements/ Recognitions:**

- Linda recognized Robert & Pam Fisher for their donation of grass to the pool bulkhead area. Helpers that spread it with them was Ann McFarland, Prudy & Dennis Miller, Connie Tomlin, Terry Fortenberry, Janet Bailey and Tom Jones for the use of his tractor. Recent rain has helped and we'll keep an eye on it in case some sandy loam may need to be added to fill it in.
- Janet & Daryl Bailey donated toilet paper and facial tissue for residents that use the pool house. Janet has also volunteered to keep an eye on the pool area and monitor the water level.
- Anita Hallock continues to seasonally decorate the bulletin board at the pool and keep it organized.

**Old Business:**

- Deed Restriction Violation update – Linda has sent violation letters in June to those owners that still need attention to their properties. One owner has already responded about a power pole violation that is in his yard that services a travel trailer. In his defense he expressed his concerns over other properties that have violations as well that have existed for several years with no action taken against them. Linda agreed to them and realized that it would be difficult to do anything about those issues at this time. She suggested that this owner not be served with any future violations for this issue and that the current and future Board members be more diligent in their improvement request approvals. The Board was in favor of the decision.

**Old Business (cont.):**

- July 4<sup>th</sup> Parade Recap – The “official” parade was cancelled due to COVID-19 gathering mandates limiting functions to no more than 10 people. The residents chose to hold a parade of their own and it went well. They remained in their vehicles and socially distanced.

**New Business:**

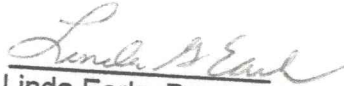
- Security light pole on Sam Houston Loop – Alan Tomlin, (lives next door to the swimming pool) requested a security light be place on the GPPOIA electric pole next to his property. Linda didn't see a need for one there at this time, that there is ample lighting at the pool area already. Should he provide the light the neighborhood doesn't need to be responsible for the monthly payment for it. The Board will entertain installing additional lights to the pool house for a one-time purchase instead of monthly fees. Linda requested that the issue be tabled until the next meeting. She tasked Doug with taking a look, however, at getting lighting at the back entrance of the neighborhood on Robinson Way. He needs to check with the Livingston SHECO office to see about what is needed to light up the area. Gwen will draft the letter to give them for board member changes so they're authorized to handle electric issues with the company.
- Steps by the pool leading up from the fisher pier – A request has been made by a resident to install stairs on the hill. Dennis wants a cost estimate first. Pam and all agreed that it would be an improvement to the area. Mike will get costs for the board to consider at the next meeting.
- Security Discussion – There has been much discussion among residents about the recent theft attempts in the neighborhood. Dennis' opinion is to continue a neighborhood watch and communicate via the Facebook Pirates and the website and for residents to get their own extra lighting and security cameras if they feel they should. Gary Wulf suggested cameras at the entrances to the neighborhood and offered to research information about them for the next meeting. He also mentioned using “dummy” surveillance cameras. Linda said that we must be careful with dummies. In her experience there could be an additional liability if residents don't know they're dummies and relied on them for information or footage if there is some incident.
- Opening of the swimming pool – There have been many concerns about the pool and playground due to COVID-19. The areas were closed for the July 4<sup>th</sup> weekend crowds. Linda has looked at pool activity history on an average use basis and didn't see that there was much crowding. Gary Wulf explained that he swims every day and that many times he's alone or there are very little guests in there too. Linda proposed to re-open the areas and to make signs to limit them to 10 people in them at a time, with children under the age of 10 to be exempt from that count. The Board agreed and Dennis reminded everyone of the video cameras that are in use that can be looked at if any issues arise. Gwen will re-instate the pool cards for paid members.
- The Board reviewed and approved 2 home improvement requests.

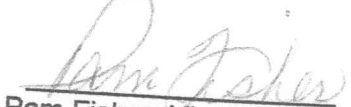
**Open Forum with Property Owners:**

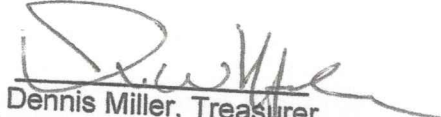
Gary Wulf mentioned the lighting in the men's restroom is very poor and needs to be replaced. He offered to replace them if he could be reimbursed for the materials. Mike will take a look at them a get what will be needed and Gary will assist with the installation or replacement.

The Board adjourned meeting at 8:16pm

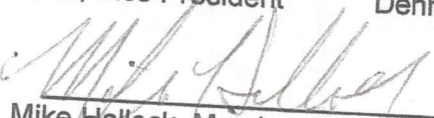
Next monthly board meeting: **August 4, 2020 at 6:30pm**

  
Linda Earls, President

  
Pam Fisher, Vice President

  
Dennis Miller, Treasurer

  
Doug Fields, Secretary

  
Mike Hallock, Member at Large