

**GOVERNORS POINT PROPERTY OWNERS
IMPROVEMENT ASSOCIATION, INC.
BOARD MEETING MINUTES January 5, 2021**

Call to order @ 6:30 pm by Linda Earls via Zoom online meeting

Members Present:

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

Property Owners Present:

None

Minutes from previous meeting:

December 1 minutes approved, Motion to accept by Dennis, 2nd by Doug & all members were in favor

Financial Statement/ Treasurer's Report:

- Dennis stated that the year end bank balance was \$72,250.17, with a carry over of \$52,250.17 because \$20,000.00 is still reserved for road repairs. December expenditures were \$1997.00 and there were no deposits so all stayed about the same. Payments for 2021 maintenance fees are now coming in pretty quickly. There are a few overdue items on the balance sheet, such as legal fees, but the budget looks good.
- The playground had no deposits and Linda will wait to take in the can donations until the price of aluminum goes up from the \$0.25/lb that it's currently at.

Board Member Announcements/ Recognitions:

- Linda and the Board recognized Mike for the hard work he has put in for building the stairs by the pool house down to the lake. He did a beautiful job as always and it's appreciated that he does so much for the subdivision. She also thanked Ruth Crump for raking Bennett Park to keep it looking nice.

Old Business:

- Update from attorney regarding current litigation – Linda has been in touch with the attorney but it's a "wait and see" situation now regarding an owner with deed restrictions. However, there appears to be some progress and improvement on the property.
- Some of the pine trees in the park have been removed and the stumps will be ground soon. The project did damage a neighboring property but it will be taken care of by the contractor.

New Business:

- Issues with yard signs – Linda stressed that they need to be cleaned up around the subdivision and referenced them in the deed restrictions for an interpretation of what can remain and for how long. For example – garage sales, homes for sale or political events. Pam questioned the timeframe and what falls into that category. Linda has seen 11 properties with inappropriate/ overdue signs and they should be removed by at least January 20th for the political ones since the event will be over. Flags can remain, always, on a house or pole or in a garden, only signs are being addressed. Linda will send a letter to those she's concerned with and see what actions they take and have further discussion if needed.
- Freeze Plan – The Board will continue to monitor weather conditions and will shut off the water at the pool house when needed. Dennis mentioned that a new valve may be needed and Mike will look into options.
- There will be two board member positions available in June. We need to start recruiting members in the coming months and Pam will post a notice.

New Business (cont.):

- Linda brought up the need for wi-fi in the office so we can still hold Zoom meetings with property owners once the Board resumes meeting there. All members were in favor and Linda tasked Doug to research package options with Eastex for the next meeting.
- Linda also mentioned the need for archiving GPPOIA records that are piling up at the office. She tasked Doug to look into the records retention schedule per the TX Property Code and present it at the next meeting. We also need to look at an office cleanup for storing supplies and organizing records and see what needs to be done with the extra equipment in there. All agreed that we need to meet there to go through it all and determine next steps.

Architectural Committee requests:

- The Board reviewed one request during the month via email and Gwen notified the owner.

Open Forum with Property Owners:

None

Next monthly board meeting: **February 2 at 6:30pm**

Motion to adjourn at 7:17 pm on by Linda, all members were in favor.

Linda Earls, President

Pam Fisher, Vice President

Dennis Miller, Treasurer

Doug Fields, Secretary

Mike Hallock, Member at Large