

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

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 – Doug Fields – 281-224-4290

ANNUAL MEETING MINUTES JUNE 12, 2021

GPPOIA meeting called to order at 10:00am by President, Linda Earls

Pledge of Alliance and Texas Pledge

Opening Prayer

Introduction of current Board Members All members were present, to include

Linda Earls, Dennis Miller, Doug Fields, Pam Fisher and Mike Hallock, 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, Becky Dalby and Peg Fields. Two positions were to be filled: Two 3-year terms. Ballots were given to those who had not voted by proxy.

- Candidates – Buddy Fortenberry and Russell Sims, no additional nominations were given by the floor

2021 Financial Report –

Dennis provided copies of the financial report to all in attendance and reminded everyone that they are posted on the website each month. The current bank balance is \$115,017 (\$20,000 is still reserve for road repairs). He stated that 90% of maintenance fees are collected and that there are several lawsuits pending for approximately \$50,000. Courts are re-opening on July 1st, he explained the expenses that are incurred for filing and that a lot of work goes into the process. Several liens and judgement have already been filed and completed on many delinquent owners as well.

Point Blank Volunteer Fire Department –

Property Owner Gary Wulf provided an introduction of the VFD officers and thanks Governor's Point for their continued support and donations. He demonstrated some of the equipment they use and important information for safety needs for our awareness in the event of an emergency.

Deed Restrictions –

- Linda has been monitoring properties for violations and they're looking better.
- If docks or decks are to be built over the water, they need TRA approval as well as GPPOIA Board approval.
- Minor property improvements don't require approval, however, if you're changing the appearance of your property you must get Board approval. Some examples are fences, changing paint color, adding decks, etc.
- If you encounter issues with loose dogs, you may let a Board member know, but you are to contact the police for assistance. Letters can be sent to property owners but no other action is taken unless absolutely necessary.

Recognition of Volunteers –

Linda recognized out-going Board members Dennis & Pam for their outstanding work while they served our neighborhood. Many neighbors were also thanked for their contributions: Paul & Ruth Crump and Janet & Darrell Bailey for monitoring the park and pool areas, Charlie McClelland for keeping an eye on the neighborhood and Anita Hallock for decorating the bulletin board at the pool. Others recognized and thanked were Ann McFarland, Robert Fisher and the Bullet Grill House for taking care of can donations for the playground fund and Tom Jones for cleaning the boat ramp area when needed. A special thanks to Mike Hallock for all he does and the labor involved to keep everything fixed and presentable. She appreciates neighbors helping neighbors!

Recap of Projects (Completed & Ongoing)

- Completed - The staircase at the park pier, thanks to Mike Hallock.
- Completed - Shades and lounge chairs have been purchased for the park and pool areas.
- Ongoing - The need for more tables at the playground was discussed and will be considered.
- Ongoing - There are still road issues and we will continue to work with the City and County for those repairs when more funds are available.
- Ongoing – The stolen street signs in the neighborhood need to be replaced.
- Ongoing – The burn pile was recently closed due to negligence of not putting only burnable items there. A lot of trash was dumped and it became out of control to manage and keep burned. Mike McCarthy volunteered to become the "Burn Pile Administrator" and will monitor it and burn when needed and dispose of any trash that appears. All in attendance agreed to keep it available for property owners to continue to use but if contractors do big jobs and cut down trees they are to remove them and not use the burn pile for disposal. Linda made a motion to keep it open and install camera and signage in the area. Doug 2nd the motion and the Board agreed to keep it open with Mike's help.

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 3rd this year but due to COVID-19 there will still not be a picnic. However, the Board will provide ice cream snacks at the playground after the parade and pass out tickets for a drawing to win one of 8 \$25.00 gift cards to the Bullet Grillhouse. Players must be present to win! The flag-raising ceremony will honor 1st responders for their service.
- County Permit Information – Mayor Mark Wood recently attended a Board meeting to announce that property owners will soon be required to obtain a permit from the City if you are to build any new structures. More information is coming and be shared to everyone when it's available.
- Pool house restrooms – A new key code pad has been installed on the restroom doors. You may contact a Board member or Gwen for the code.
- Safety and Security issues – There have been many thefts recently in the neighborhood. Many requests for security gates was received but after research it was determined that they would be too expensive to keep maintained and would require an assessment for the extra funds. Many owners in attendance opposed the idea. Dennis suggested that owners invest into getting a security light installed from SHECO. Linda also encouraged owners that if you see something to say something and call the police immediately.

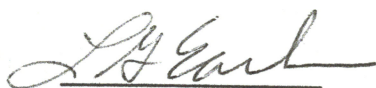
Open Forum –

- An owner raised a question about getting "No Wake Zone" signs for the bulkhead areas to slow down boaters. Someone mentioned it wasn't a TRA issue but Linda will research it.
- Many owners requested that updated phone directories be provided and Gwen will work on them for distribution soon.
- Clarification to the restrictions was asked about Bennett Park. According to Mr. and Mrs. Singleton, there are none. It cannot ever be sold, but improvements are allowed for items such as a pavilion or gazebo. There was lots of opposition to the idea from those present because of the traffic, crowding, noise and trash. Also, the expense of putting improvements there may require an assessment or donations.
- Linda mentioned that her goals for her last year in office are to get updates on the pending court cases, judgements and liens so that future boards know when they expire and will need attention.

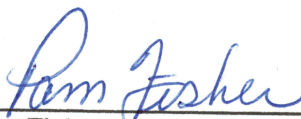
Election Results

Buddy Fortenberry and Russell Sims were elected to serve 3-year terms. They're offices will be decided at the next monthly board meeting on July 6th.

Adjourn at 11:40 am by Linda Earls



Linda Earls, President



Pam Fisher, Vice President



Dennis Miller, Treasurer



Doug Fields, Secretary



Mike Hallock, Member at Large