

**GOVERNORS POINT PROPERTY OWNERS
IMPROVEMENT ASSOCIATION, INC.
BOARD MEETING MINUTES September 7, 2021**

Call to order @ 6:30 pm by Russell Sims

Members Present:

Mike Hallock, Russell Sims, Buddy Fortenberry and Doug Fields – Linda Earls absent

Property Owners Present:

Kyle Sims and Jenny Osentowski

Minutes from previous meeting:

August meeting minutes were approved by all Board members.

Treasurer's Report:

Doug reported that the deposits are down this time of year and the bank balance is \$101,717.30. Russell asked that the financial details report be more detailed on the account descriptions so there's a better understanding of exactly what the expenses are. There is no change in the playground funds.

Board Member Announcements/ Recognitions:

- Linda submitted her resignation to the Board members earlier in the week. She will provide her documents and a status of pending projects she was working on at a later date. Buddy will move into her position as President. An interim Board member needs to be recruited to fill the vacant position until the next annual meeting when an election can be held. Once a member is on board, the position to be held will be determined.

Business:

- Tree removal over roads – The Board discussed the information that Buddy and Russell provided at the previous meeting. Linda was to send a letter to owners notifying them of their issues but it needs to be confirmed that they were sent. Russell will follow up, and if the letters were sent he will follow up with owners to see if they met the 30 day deadline for taking care of their trees. For those that don't comply, bids will be obtained to take care of the rest of the problem areas and the fees will be charged back to the owners.
- Property owner directories – Gwen provided drafts of variations of the phone lists and the Board agreed to the version of including only residents that live in the neighborhood instead of all owners. Buddy suggested providing a map of all of the roads as well. Gwen will work on a new draft and look into printing costs. Based on the expense, Russell mentioned selling advertising space to local businesses to print on the back cover. The Board agreed to the idea and it will be discussed at the next meeting.

New Business:

- Electricity for Entrances and Boat Ramp – The Board needs an update from Linda's research and will discuss options at the next meeting.
- Updates and new laws for POA/HOA in Texas and impact on GPPOIA – Linda provided a copy of recent legislature bills for the Board to review. They primarily affect the need for a non-Board member Architectural Committee and amendments to the Deed Restrictions and Bylaws. The Board will need to discuss the issues with our attorney to get compliant since he has been involved in recent changes to our governing documents and lawsuit processes. We also need to look into amending our insurance policy to cover the Architectural Committee as required due to the change.
- Concrete issues in the pool - Buddy provided a revised plan and is still getting bids on different options to repair the drainage issues and will give an update at the next meeting. The goal is to start the project when the pool closes.

Architectural Committee requests:

. request for construction of a metal carport was approved by the Board.

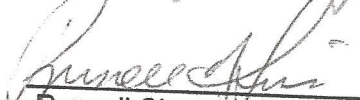
Open Forum with Property Owners:

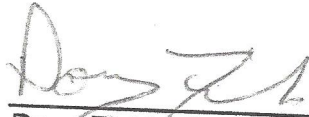
Russell stated that companies have been soliciting business in the neighborhood and shouldn't be. We don't allow it and it's only acceptable for a company to post a sign if they are currently working on a house/yard project but then must remove it when the job is completed. He will address this with those that already advertised for security systems and yard maintenance and inform them to no longer do so. A business card or sign can be placed on the bulletin board by the pool only.

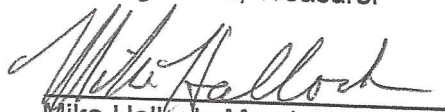
Next monthly board meeting: **October 5 at 6:30pm**

Motion to adjourn at 8:12 pm on by Buddy, all members were in favor.


Buddy Fortenberry, President


Russell Sims, Secretary


Doug Fields, Treasurer


Mike Hallock, Member at Large