

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

Call to order @ 6:30 pm by Buddy Fortenberry

Members Present:

Mike Hallock, Russell Sims, Buddy Fortenberry and Doug Fields

Property Owners Present:

Larry Gumpert

Minutes from previous meeting:

September 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 \$99,694.31. He explained the detailed breakdown of the financial report for income and expenses so that everyone now has a clear understanding.

Board Member Announcements/ Recognitions:

- Buddy extended the invitation to Larry Gumpert to serve as a Board member to complete Linda's term. The Board agreed for him to take a position and he accepted. Buddy made the motion for Larry to take Russell's position as Secretary and for Russell to move into the Vice President position. Doug 2nd the motion and all were in favor.

Old Business:

- Tree removal over roads – Buddy met with Arlo Dumas and showed him problem areas for him to provide a bid. Arlo agreed to do the job for \$600. Russell mentioned that we should still contact property owners that have issues to see if they will clean up their trees first and provide a deadline. Then we could get Arlo to get those areas that weren't trimmed. The Board agreed to take that step first.
- Property owner directories – Gwen provided a final draft and the Board approved it. Gwen will now get printing cost estimates and reach out to local businesses to see if they would be interested in buying ads to help cover the cost. She will present information at the next meeting for final approval and what to charge per ad and move forward with the project.
- Camera Update: Discuss information received from Linda – This topic will be tabled for now due to the need to have electricity installed in common areas and continue to look into the best camera options.
- Court Update – Doug discussed the pending court case regarding back dues and deed restriction violations. The owner is still not cooperating and is past the deadlines. We won the case so we will assess penalties and court costs and consult the attorney for next steps for collection.

New Business:

- Russell expressed concern over several properties that are vacant and extremely overgrown. He suggested that the Board contact them regarding getting them cleaned up and will research the criteria in the Deed Restrictions. He made a motion that we assess the owners for any fees should we contract the cleanup ourselves, Doug 2nd the motion, so letters will be sent to notify them of what will be taking place.
- Concrete issues in the pool - Buddy provided a bid he received of approximately \$2000 to get the drainage issues fixed. Russell made a motion to accept the bid, Doug 2nd, and the targeted goal is to start the project when the pool closes.

New Business (cont.):

- Mike mentioned that tarps in the pool area regularly need to be tightened and it's causing the poles to lean. He proposed building a wooden frame instead and Russell mentioned to raise the tarps. They may need to be replaced in a few years so a wooden frame will be best to install a permanent covering later. Mike will get material costs for various sizes and discuss the plans at the next meeting.
- The Board addressed the change in the law regarding an Architectural Committee. Mike will see about getting volunteers to serve and announce them at the next meeting.

Architectural Committee requests:

A request for boat dock improvements and house re-painting was approved by the Board.

Open Forum with Property Owners:


Russell addressed the issue of an owner placing their garbage out in their driveway when they leave for the weekend. The trash service isn't until later in the week so it sits out all week. He will draft a letter to remind them that trash cans are to be set out no sooner than the day before it is to be picked up.

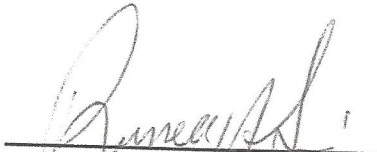
Executive Board Session:

- The board tabled discussion regarding current and past deed restriction violations until the next meeting.
- Renewal of contracts for Bookkeeping, Pool house Cleaning, Pool Maintenance and Mowing Maintenance were all approved and will take effect on November 1st.


Next monthly board meeting: **November 2nd at 6:30pm**

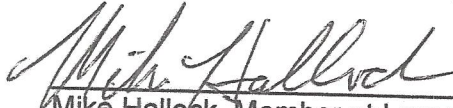
...otion to adjourn at 8:30 pm on by Russell, all members were in favor.


Buddy Fortenberry, President


Russell Sims, Secretary


Doug Fields, Treasurer


Larry Gumpert, Secretary


Mike Hallock, Member at Large