

**GOVERNORS POINT PROPERTY OWNERS
IMPROVEMENT ASSOCIATION, INC.
BOARD MEETING MINUTES May 3, 2022**

Call to order @ 6:30 pm by Buddy Fortenberry

Members Present:

Mike Hallock, Buddy Fortenberry, Doug Fields, Russell Sims and Larry Gumpert

Property Owners Present:

Tom Fredrick, Barbara Franklin, Anita Hallock, Charlie McClellan, Johnny Walker, Kyle Sims, Charles Koehler, Mindy Fendley, Janey Bailey, Paul & Ruth Crump, Rich & Susan Booth and Marty Griffing

Minutes from previous meeting:

March and April meeting minutes were approved and accepted by all members

Treasurer's Report:

Doug reported that the income was low, with \$1600.11 in deposits. Expenditures are normal for this time of year, being \$1766.99 with a bank balance of \$140,090.00 to date. The can contributions for the playground was over \$700 this month leaving a balance of \$1883.00 and the directory fund balance is now at \$1560.00 with more coming for advertisements.

Board Member Announcements/ Recognitions:

Buddy thanked neighbors and the Bullet Grillhouse for their can donations for the playground. Ruth asked if some of the funds can go to ant treatment in that area. Buddy stated that service is already donated anonymously and will be done very soon. The board also thanked Charles & Tracy McMahan for taking over the bulleting board at the clubhouse and keeping it updated and decorated.

Old Business:

- Property owner directories – Ongoing, Buddy stated that a draft will be ready next week for final review.
- Pool Area Electrical Check – Mike mentioned that a GFI has been installed and the pool lights will now operate from 8-10pm daily. He also stated that the storage room needs updating and the entire clubhouse isn't up to code. Russell made a motion for Mike to continue the project and research what else is needed. Larry 2nd the motion.
- Future Projects/Improvements update – Buddy provided a projects list with estimated costs for the Board to review and to be included in the mailout for the Annual meeting so that property owners can consider what they would like to vote on as priorities.
- Annual Meeting Mailout – Gwen provided the Board with past documents and ballots for their review and for editing. She set a deadline of May 17th to get everything in order and ready to print and mail.
- Attorney Meeting Update – Larry and Buddy met with Brody Smith to discuss new HOA laws and what is needed to ensure our Bylaws are updated and in compliance. Here are the findings, and some are still pending further research:
 - The Management Certificate for each year must be posted, the last one posted was in 2019. Brody will assist with getting that updated.
 - Designate Gwen to be the Registered Agent of our Non-Profit Corporation. She will receive any contact from the State.

Old Business (cont.):

- A Quorum, according to our Bylaws, is 10% of property owners with is 37. If we have 37 property owners present at our annual meeting, we can change a Bylaw.
- New law states that we must with 45 days (not 30) for property owners to respond after we send them a letter demanding action.
- Fences must be 15 feet from the black top road. Structures must be 20 feet. Clarification is needed regarding property lines, not roads.
- The attorney will send us a Record Template for the County Record which must be regularly submitted. He will let us know when to do this.
- All Governing Documents must be posted on our website. He will let us know exactly which ones and when to do so.
- The attorney needs all board member contact information and titles.
- The attorney will send proper wording to present for a vote concerning eliminating board member term limits.
- Commercial lots – owners are limited on what type of businesses are allowed but this needs more research. There are a lot of concerns that if residential rentals are allowed how do we address their privileges to use our amenities?

New Business:

None at this time except for the priority of getting the Annual meeting mailout packets completed.

Open Forum with Property Owners:


None

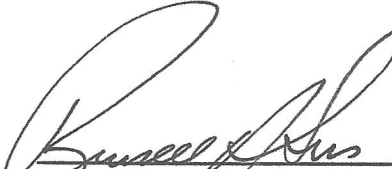
Executive Board Session:

The board adjourned the meeting to discuss past due owners for their maintenance fees and deed restriction violations.


Next monthly board meeting: **June 7th at 6:30pm**


Motion to adjourn at 7:25pm on by Russell, 2nd by Doug and all members were in favor.


Buddy Fortenberry, President


Russell Sims, Vice President


Doug Fields, Treasurer


Larry Gumpert, Secretary


Mike Hallock, Member at Large