

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

President – Buddy Fortenberry – 281-414-6875
Vice President – Russell Sims – 936-348-0222
Member-at-Large – Mike Hallock – 949-375-3354

Secretary – Larry Gumpert – 832-473-3844
Treasurer – Doug Fields – 281-224-4290

ANNUAL MEETING MINUTES JUNE 11, 2022

GPPOIA meeting called to order at 10:10am by Vice President, Russell Sims

Pledge of Alliance

Opening Prayer

Introduction of current Board Members All members were present, to include Buddy Fortenberry, Russell Sims, Doug Fields, Larry Gumpert and Mike Hallock, as well as Gwen O'Bannon, Administrative Assistant

Introduction of Guests and Welcome to New Residents

New owners Sonny and Patricia Yargo were welcomed to the subdivision

Election was held early so ballots could be counted while the meeting continued-

Larry explained that the ballot includes new language to amend the current Bylaws to extend term limits held by Board members. Two positions were to be filled: Two 3-year terms. Ballots were given to those who had not voted by proxy.

- **Candidates** – Linda Earls and Larry Gumpert, Mark Wood was nominated by the floor

2022 Financial Report –

Doug 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 \$134,000 (\$20,000 is still reserve for road repairs). He stated that 92% of maintenance fees are collected and he is in the process of sending letters to those that are delinquent to inform them of future legal proceedings to collect. The Playground fund balance is now at \$1883 due to can donations. The Directory fund obtained from selling advertising space is at \$2060 which covered the printing costs of \$970.

Point Blank Volunteer Fire Department –

Property Owner and Volunteer Fire Fighter 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.

Point Blank Mayor –

Mayor Mark Wood provided the new flood plane map that took effect on April 1st. It's still being developed by FEMA, but has changes that will affect Governor's Point, resulting in higher insurance rates. He also explained that building permits will be harder to obtain but must be in hand for any new building or improving. He invited everyone to attend their City Council meetings on Monday nights.

Safety and Security –

Judge Greg Magee spoke on behalf of Constable Alvin Wyatt. He thanked us for our support to him throughout the years and announced that he will be retiring soon.

Deed Restrictions/Home Improvement Request Process –

Mike Hallock reminded everyone that all improvement requests must be pre-approved. Russell also commented that a new HOA law requires Architectural Committee approval. Request forms are on the website, as well as the Deed Restrictions.

Recognition of Volunteers –

Buddy recognized out-going Board member Mike Hallock for his outstanding work serving our neighborhood. Many neighbors were also thanked for their contributions: Janet & Darrell Bailey for monitoring the park and pool areas, Charles & Tracy McMahan for decorating the bulletin board at the pool. Others recognized and thanked were Linda Earls, Ann McFarland and Robert Fisher and the Bullet Grill House for taking care of can donations for the playground fund and Mike McCarthy for donating a beautiful picnic table at the playground and also for monitoring and maintaining the burn pile. Richard O'Bannon was also recognized and thanked for the luncheon BBQ for the meeting.

Recap of Projects (Completed & Ongoing)

- Completed – Installation of drain lines and a concrete pad at the pool
- 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.

New Business and Future Projects Opinion Vote:

All in attendance were provided a list of potential projects to be done in the neighborhood. All were asked to cast a vote for their opinion of each one, whether it's a good idea or not. The information is only for review by the Board to determine a consensus of what the property owners want. Several bids were obtained for each and costs were provided as well. The results were turned over to the Board for their review and discussion at the next meeting.


July 4th Parade Details -

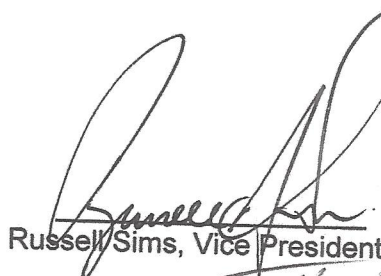
Gwen announced that the Parade will be July 2nd at 10:30am. She asked for volunteers for the flag ceremony and to decorate the park and will coordinate the plans. It was also requested and approved that the neighborhood picnic be held again right after the parade. The Board will provide the hotdogs and fixings and asked for those going to bring a covered dish or dessert.

Election Results

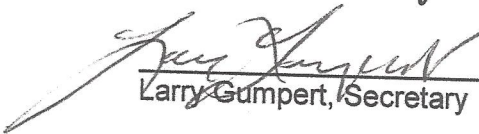
Linda Earls and Larry Gumpert were elected to serve 3-year terms. They're offices will be decided at the next monthly board meeting on July 5th.

Adjourn at 11:20 am by Buddy Fortenberry


Buddy Fortenberry, President


Russell Sims, Vice President


Doug Fields, Treasurer


Larry Gumpert, Secretary


Mike Hallock, Member at Large