

**GOVERNORS POINT PROPERTY OWNERS
IMPROVEMENT ASSOCIATION, INC.
BOARD MEETING MINUTES November 7, 2023**

Call to order @ 6:30 pm by Linda Earls

Members Present:

Linda Earls, Doug Fields, Tracy McMahan, Russell Simms & Buddy Fortenberry

Property Owners Present:

Mark Holloway and Ed McMahan

Minutes from previous meeting:

The October meeting minutes were approved and accepted by all members.

Treasurer's Report:

Doug reported that September's income was \$427.76 and expenses were \$22,745.30, with \$20,000 of that being rolled into the CD. The current bank balance is \$93,405.34.

Board Member Announcements/ Recognitions:

- Linda recognized the many volunteers that helped clean up and load the donated cans at the storage lot. Those that participated were Ann McFarland, Robert Fisher, Doug Fields, Mike & Anita Hallock, Ruth & Paul Crump, Charlie McClellan, Laura Garland and Johnny Walker. They collected about \$700.00!
- Linda also thanked Charlie McClellan for using some of the leftover asphalt used for the roads to fix some extra potholes.
- Linda also announced the recent loss of our neighbor Darrell Bailey. He was treasured for all of he did volunteering and will be truly missed.
- Our new neighbor next to the pool has offered to pressure wash our pool slab and other areas for free! We will take him up on that and get with him on timing and the areas that need cleaning.

Old Business:

- Maintenance of Both Piers/ Docks – Linda checked with Mike Hallock and he agreed that he can do the repairs submitted a quote which also included the pool swings, tables and bathroom steps. The Board reviewed it and needs some clarification on some of the cost of the lumber but agreed that it is a fair bid. Buddy made a motion to accept the bid and Linda 2nd and will get with him on the timing of when he can get started.
- Tree issues in the Park – Linda stated that Arlo Dumas is set to start next week and remove 9 trees in the park and one more in the playground for \$320 per tree. She suggested that eventually we should plant new ones to keep the park attractive.
- New Legislation for HOAs – Linda reminded the Board about the new laws that passed that need to be incorporated into the Deed Restrictions & Bylaws. She assigned Tracy, Doug and Buddy a House Bill to review and she will do one herself. They will start meeting in January to review the needed changes so it can be taken to the attorney. Also, she mentioned that our Management Certificate. Doug will follow up with the Attorney for an update on the revision and provide status at the next meeting.

New Business:

- Needed Maintenance on: 1) Shade Structure in the pool and 2) Storage building in trailer storage lot – Linda asked if we should ask for volunteers to paint/stain the new pool shade or not but all are concerned about the mess that could be made. Ed McMahan offered to check with his crew and submit a quote so it can be done more professionally. The Board will review his quote and options at the next meeting.
- Doug furnished quotes for maintenance needed on the Poolhouse septic system from several local companies. Being that it is a conventional system, an actual contract isn't necessary. However, it needs to be inspected and the tank pumped. Linda made a motion for Chester Moore & Sons to perform the services and Doug 2nd the motion and will contact them to get it scheduled.

New Business (cont.):

- December Meeting – Linda mentioned she won't be able to attend the next meeting and asked if it should be postponed until the next week. Other Board members won't be available then so it will go on as scheduled.
- Christmas Social/Decorations – Due to low attendance and many residents having plans throughout December, we will not have any social events. However, we will still put out decorations at the pool and park area and entrance.
- Roads: 1) Preventive maintenance recommended by Mayor Wood and 2) Recent paving – The County repaired and repaved many roads and it's been completed. Mayor Wood mentioned that Governor Wood is showing cracks and needs attention for the longevity of it and mentioned it can be done or a cost of \$5,000. Russell will get clarification on what exactly the \$5,000 will involve from the next City Council meeting and update the Board at the next meeting and they will decide whether to proceed with the project or not.
- December Mailout – Linda provided a draft cover letter that will go out with the maintenance statements for the Board's review and will do some edits and get it to Gwen in time for the mailing.
- New Flags – Linda has them ordered for the front entrance and will get them replaced soon.
- The Board also discussed interest in having volunteers form a social committee to lead the organization and communication related to some of our future neighborhood events. Ideally, we want more community input and involvement in the events to draw more participation. They will discuss more at the next meeting.

Approval of Architectural Forms:

The Board reviewed 1 improvement request that had been approved for home rebuild due to the recent tornado.

Open Forum with Property Owners:

Mark Holloway suggested alternate ways or communicating with residents other than social media, like mass texts or emails. It would be too cumbersome to do that so social media and our website is the main way of notifying anyone, as well as word of mouth and our bulletin board.


Executive Board Session:

The board excused property owners so they could discuss deed restriction violations and owner information.


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


Motion to adjourn at 8:00pm on by Linda, and all members were in favor.


Linda Earls, President


Buddy Fortenberry, Vice President


Doug Fields, Treasurer


Tracy McMahan, Secretary


Russell Sims, Member at Large