

**GOVERNORS POINT PROPERTY OWNERS
IMPROVEMENT ASSOCIATION, INC.
BOARD MEETING MINUTES January 5, 2024**

Call to order @ 6:30 pm by Linda Earls

Members Present:

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

Property Owners Present:

Charlie McClellan & Mark Holloway

Minutes from previous meeting:

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

Treasurer's Report:

Doug reported that December's income was \$271.02. with \$21.02 being bank interest. Expenses were \$8636.00 leaving an ending balance of \$83,776.00. He provided a bridge chart for 2023 expense and income details for an overview of the yearly transactions.

Board Member Announcements/ Recognitions:

None at this time, December was a quiet month.

Old Business:

- Road maintenance – Russell tabled this information until the February meeting when he has an update.
- Maintenance on wooden structures (piers, pergola, stairs, etc.) – The two bids that have been received for staining the pergola were a bit high, and the Board decided that they should be painted instead. They will decide on the colors so that all structures match and ask for volunteers to assist for a community project sometime in March or April. Mike Hallock is working on the replacement boards on the pier.
- Septic System Maintenance – Doug hasn't received a response from Chester Moore as to when they can come out to inspect the system. He'll try once more, but Charlie McClellan and Mark Holloway offered to probe the area to locate the tanks.
- Maintenance on the building in the trailer storage lot – It needs new framing and siding and eave work. Linda suggested that it also become a community project. We'll make an announcement about it soon, when we have a nice weather break.
- Lot space signs in the trailer storage lot – Buddy has put up some on the road side fence and he and Gwen agree on their placement. He'll get the others up soon, possibly opening up another space or two.

New Business:

- Planning Calendar items – Linda posted dates and reminders on the new white board in the office to include insurance/contract renewals, annual meeting planning, community events, etc. Russell suggested including a copy of a similar calendar in the mailouts so that residents know what's going on as well. Linda also reminded the Board that she and Doug will be attending a meeting on January 27th in Canyon Park that will review the new laws and legislation regarding HOAs. She invited others to attend if they're interested.
- Signature Sheet for Bylaws Amendment – Linda explained the revisions to the Bylaws regarding term limits and had the members sign them so Gwen could notarize them for her to get filed.
- Management Certificate update – Linda mentioned that it will be filed by the attorney and needs to be updated every August.
- Chili Cookoff – It was agreed to have another event and it will be held on Saturday April 6th. We'll make the announcement soon.
- Pool gate issues – Doug reported that the gate is acting up again. You can get in fine but the exit button isn't working. Linda will make a call again to get it fixed.

New Business (cont.):

- Pool house Roof – The roof needs attention, especially before the insurance renewal is due. Russell will get it taken care of and keep the Board members informed.
- Security Cameras – Linda mentioned that she knows someone that is able to give information about security cameras that don't require wifi. The Board agreed that she should find out what she can since we've been needing more security for quite some time. She'll update at the next meeting.
- Stumps in Bennett Park – Linda asked if the Board thought we should get a stump grinder to get rid of them. She mentioned that they may be a trip hazard when events are held so they'll need to be flagged for safety. Russell mentioned that since they're pine stumps they'll rot soon. The Board agreed not to go through the expense at this time to remove them.

Approval of Architectural Forms:

The Board reviewed two approved requests for a fence and carport.

Open Forum with Property Owners:

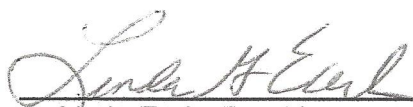
None

Executive Board Session:

The Board released attendees so that they could discuss deed restriction violations and internal business.

Next monthly board meeting: **February 6th at 6:30pm**

Motion to adjourn at 8:03pm on by Doug, and all members were in favor.



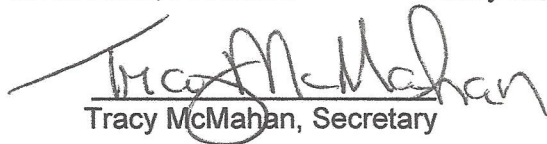
Linda Earls, President



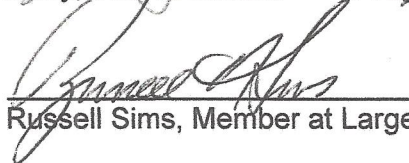
Buddy Fortenberry, Vice President



Doug Fields, Treasurer



Tracy McMahan, Secretary



Russell Sims, Member at Large