

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

Call to order @ 6:30 pm by Linda Earls

Members Present:

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

Property Owners Present:

Kris & Beth Eastham, Charlie McClellan & Mark Holloway

Minutes from previous meeting:

The February meeting minutes were approved and accepted by all members present.

Treasurer's Report:

Doug reported that February's income was \$15,953.63 with \$30.29 being bank interest. Expenses were \$1429.49 leaving an ending balance of \$131,666.21. He provided additional information and reviewed the budget breakdown, along with a great breakdown of a forecast for future expenses on existing structures and equipment. It detailed the useful life of each, from point of build/installation to expected replacement year and targeted costs.

Board Member Announcements/ Recognitions:

Linda recognized Mark Holloway and Charlie McClellan for cleaning up and prepping the area around the storage building so that repairs can be made. She also announced that Becky Dalby donated a projector for use by the Board for presentations, movie nights, etc. Gwen prepared a Thank You letter for her generosity that the Board signed.

Old Business:

- Update and discussion on camera system for pool house area – Clay Holloway of Ageint Security presented detailed information for a replacement security camera system. The Board found many benefits to its capabilities and functionality. Linda made a motion to purchase the system and get it installed before the pool opens in May for a cost of \$4521.49. Russell 2nd the motion and all were in favor. Linda will start the process and coordinate installation and training.
- Road maintenance – Russell mentioned that there is no update for repairs in our subdivision at this time. He will also be leaving the City Council in May so it will be up to us to attend their meetings for information and to communicate with Mayor Wood for updates.
- Stump grinding in Bennett Park – Doug received bids from Open Range Stump Grinding and Big Beaver Grinding for getting the stumps removed and they both came in at \$600 each. However, Big Beaver Grinding will cover the stumps and level each area. He made a motion to proceed with them and get the work started. Linda 2nd the motion and all members were in favor. Doug will contact them for a timeline.
- Septic System Maintenance – Doug still hasn't received a response from Chester Moore but did get a quote from 4A Septic & Construction for \$345 to locate the tanks and inspect the system. The Board agreed that the system needs to be checked so Linda made a motion to get Doug to call them for service. Tracy 2nd the motion and all were in favor.
- Chili Cookoff – It will be held April 6th. Linda & Tracy will coordinate the event details and announcements with entries being due by March 20th. Linda proposed prize amounts for the winners to attract more participants. She mentioned \$100 for 1st place, \$75 for 2nd place and \$50 for 3rd place. The Board agreed and will discuss more details at the next meeting.
- Pool House roof repair update – Tracy will get with her husband Ed to locate someone to inspect the issues and let the Board know when they can take a look at it. We may also have an insurance claim if needed.
- Pool pump check – The Board agreed to get Backyard Oasis to inspect the pump system since they last serviced it. They will be here on March 18th.
- Pool Gate issue – Linda met with All Gates today to see why it wouldn't allow anyone to exit. They adjusted it and it's working properly. They will also send a quote for a hydraulic arm to operate the gate so it closes more smoothly and won't affect the lock system. Linda will let us know when she receives it and we'll discuss at the next meeting.

Old Business (cont.):

- Repairs to Storage Building in the Trailer Storage Lot – Doug received bids from Jason Warren (\$3,000), Derrick Johnson (\$3,600) and Red Bobber Builders (\$3,035) to repair the needed siding, eaves, etc. to the storage building. The Board agreed to hire Derrick Johnson for the needed repairs as he stated that he could cut his bid should the roof vent not need to be replaced and due to the known timeliness and quality of his work. Doug will reach out to him and provide him with the paint that matches the pool house and get a timelines set up.

New Business:

- The Board addressed correspondence from a homeowner regarding barking dogs. Linda has spoken to the owner and although they are kenneled and Animal Control has approved their living conditions, they are still considered a nuisance by many neighbors. The owner said he would be willing to put up a privacy fence to eliminate the complaints. Linda will discuss it with him further and give him a week to respond for a resolution.
- Linda also mentioned that some of the top boards along the bulkhead in the Park are warping. She will see about getting someone to take a look at them.

Approval of Architectural Forms:

None

Open Forum with Property Owners:


Kris Eastham notified us that we're currently in disaster seasons – Wildfires & Thunderstorms. He introduced a program call FireWise that involves fire prevention requirements and preparedness. He will send over information, which could benefit property owners and possibly even reduce their insurance.


Executive Board Session:

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

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

Motion to adjourn at 8:15pm 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