

**GOVERNORS POINT PROPERTY OWNERS
IMPROVEMENT ASSOCIATION, INC.
BOARD MEETING MINUTES April 2, 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:

Mark Holloway, Charles Koehler & Mike McCarthy

Minutes from previous meeting:

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

Treasurer's Report:

Doug reported that February's income was \$1,285 with \$30.01 being bank interest. Expenses were \$12,902, which included pool gate repairs, a maintenance check on the pool pump, as well as stump grinding in Bennett Park and the playground, and repairs & painting on the building in the trailer storage lot. A new security camera system was also installed at the pool house areas. The current bank balance is now \$120,049.

Board Member Announcements/ Recognitions:

Linda recognized Doug for heading up the repair project for the storage lot building and the stump grinding. She also recognized Mike Hallock for his continued work on various projects. Russell thanked a property owner for installing a privacy fence to attempt to eliminate dog barking complaints, however, it hasn't resolved the issue very well so they'll revisit the situation at the next meeting.

Old Business:

- Camera/Security System Update – Linda worked with Agent Security during installation of the new cameras. There has since been some minor issues but she is working through them and training board members how to monitor and access it. It appears to be a wonderful asset so far and its features are a benefit should any problems arise due to its video and recording capabilities.
- Trailer Lot Storage Building Update – Doug recognized Derrick Johnson's speedy job in repairing and painting it, he did a great job! He will forward pictures to Gwen for posting on our website.
- Pool House Roof Repair Update – Linda is still waiting on information from the insurance company to know how to proceed.
- Pool Pump check by Backyard Oasis Update – The system is fine but needs to be backwashed every week. The pool cleaning company is currently on vacation, so Russell will assist with being sure it gets done and help monitor the pool and cleaning baskets, etc.
- Septic System Update – Doug met with 4A Septic & Construction and they located all of the septic lines. They recommended getting the tank pumped so he made a motion to get them back to do it, Linda 2nd the motion and all members were in favor. Doug will get it scheduled.
- Trailer Lot Signage for spaces update – Buddy got all of the spaces numbered and Gwen has reached out to renters for their space number so she can accurately update her list of who's in there. Spaces are 12' x 40', so hopefully some space can be available for additional renters on the waiting list.

New Business:

- Pool Gate closure bid – Linda provided a quote from All Gates for \$895 to remove the existing springs and install a hydraulic arm for opening/closing the pool gate. Though it sounds a bit high, she asked the Board if they should see if they can get the parts themselves to fix it. They mentioned that without true knowledge of what needs to be done, that we should go with All Gates so it will be done properly and with a warranty, also to eliminate any potential liability should something fail. Doug made a motion to go with them and that funds are available for it. Buddy 2nd the motion and all were in favor. Linda will contact them tomorrow to have it done before the pool opens May 1st.

New Business (cont.):

- Insurance on the Building in the Trailer lot – Linda recommended adding the building to our insurance policy and will check on what it will cost. She'll get pictures and call the insurance company before it needs to be renewed and update the Board at the next meeting.
- Electricity use in the trailer lot – Doug mentioned that the security lights in that area are a minimal cost so the Board agreed to not make any changes.
- Additional "Reserve" fund for Certificate of Deposit - Doug made a motion to add \$20,000 to our GPPOIA reserve account. The board approved moving \$20,000 from our operating checking account into a one-year CD with a current rate of 2.25% at Peoples State Bank in Coldspring, TX. All three board officers listed below will need to sign the CD when it is prepared.
 - Linda Earls, President
 - Buddy Fortenberry, Vice President
 - Doug Fields, Treasurer
- Rent for trailer lot spaces and building – Linda inquired on the space rentals and they are fine. She suggested looking into the building rental though, due to recent repairs, electricity and potential insurance coverage. They tabled the topic for now until Linda gets the insurance quote and will update at the next meeting.
- July Parade & Picnic – It will be held July 6th. It was suggested to add a contest for best decorated golf carts, UTVs and bicycles. Tracy will work on a plan for awards and ask the Bullet Grillhouse if they would be interested in donating gift cards for some of the prizes. She'll update at the next meeting.
- Devise a schedule for attendance at City meetings – They are held on the 2nd Mondays each month. Russell will be leaving the City Council soon so Linda would like a Board member to attend each month so we may stay updated on current issues and events in the City. They will communicate and ensure someone attends.

Approval of Architectural Forms:

The Board reviewed four approved requests for a fence, and new roofs and painting.

Open Forum with Property Owners:

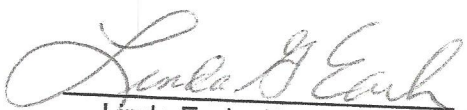
- Russell mentioned that it would be a good idea for the pool drains to be inspected for safety. Doug will look into who did work the last time and update at the May meeting for next steps.
- Charles Koehler asked if something could be done about the limb pile on the lot behind his house. Linda asked about getting Richard O'Bannon to burn it, as he did before. Gwen will get a quote from him and let the Board know.
- Due to Spring Break and recent attempts to get into the pool, the Board agreed to opening the pool, starting next year, on March 1st. Contracts will have to be amended at renewal time.


Executive Board Session:

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

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

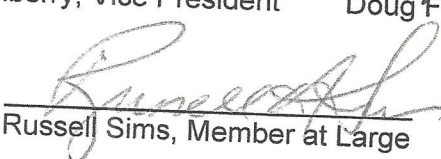
Motion to adjourn at 8:00pm by Linda, and all members were in favor.


Linda Earls, President


Buddy Fortenberry, Vice President


Doug Fields, Treasurer


Tracy McMahan, Secretary


Russell Sims, Member at Large