

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

President – Linda Earls – 281-610-4963
Vice President – Buddy Fortenberry – 281-414-6875
Member-at-Large – Russell Sims – 936-348-0222

Secretary – Tracy McMahan – 832-622-3057
Treasurer – Doug Fields – 281-224-4290

ANNUAL MEETING MINUTES JUNE 8, 2024

GPPOIA meeting called to order at 10:00am by President, Linda Earls

Pledge of Alliance

Opening Prayer

Introduction of current Board Members

Members present were Linda Earls, Russell Sims, Doug Fields, Buddy Fortenberry and Tracy McMahan

Introduction of Guests and Welcome to New Residents

No new residents were in attendance

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

Linda introduced the candidates and explained the voting process and that candidates are being elected to hold a seat on the Board. Actual positions to be held will be determined at the next monthly Board meeting on July 2nd. Both positions are for a three-year term.

- **Candidates** – Russell Sims and Mark Holloway, no nominations were made from the floor

2024 Financial Report –

Doug explained the financial report and provided a bridge chart that broke down all income and expenses. The current bank balance is \$126,279. A majority of the maintenance fees have been collected and liens have been filed on those with severely delinquent accounts. Year to date expenses are \$35,598. The \$126,279 bank balance includes two \$20,000 CD's. This \$40,000 CD reserve fund sets aside money that is dedicated to financing major repairs and replacements, reducing the need for future special assessments to property owners.

Other expenses to date have been for replacing the roof on the pool house, a new security camera security system, Storage lot building repairs, a new pool gate closure, electrical repairs on the pool house, stump grinding in the parks and septic maintenance.

Recognition of Volunteers –

Linda thanked all residents for their attendance and has been very proud that everyone is willing to assist others at any time, especially during the cleanup after major flooding month. She personally recognized and thanked the following for all that they do as well:

- ❖ Mike McCarthy and Doris Cash for maintaining the burn pile and mounting the new sign in the area, although they will no longer be tending to it
- ❖ Mike Hallock, as always, for all that does to help maintain any issues that arise
- ❖ Steven Griffin, for repairing the bulk head at the fishing pier and power washing the pool area
- ❖ Ann McFarland and Mike McCarthy for helping clean flood debris and for Wendy Whitney for allowing them to place it in her dumpster
- ❖ Ed McMahan for providing the workers for the new pool house roof and a game camera to use at the boat ramp
- ❖ Tom Jones for helping remove flood debris and large items that washed in
- ❖ The Architectural Committee, for all that they do to ensure requests are within deed restriction guidelines
- ❖ Becky Dalby, for donating a projector to be used at our office for monthly meetings
- ❖ Richard O'Bannon for cooking the BBQ for the meeting

San Jacinto County 1st Responders –

1st Responders Catlyn Cook & Gary Wulf explained their current duties and services that they provide. They are providing CPR and Stop the Bleed classes to educate the public in assisting neighbors when needed due to the shortage of local ambulances. If anyone is interested in attending a class, or has any questions, they can reach them at sjcfresponders@gmail.com. Many residents are interested in a class and Anita Hallock volunteered to get a list together and coordinate a training session.

Recap of Projects (Completed & Ongoing)

Linda announced that the pool will start opening on March 1 of each year, and elaborated on the projects that Doug mentioned in his financial report. She also mentioned that Doug made a thorough checklist of maintenance items that needed to be looked into and fixed most of them already. Items include playground equipment repairs on the swings, installing GFI outlets in the restrooms and replacing lights. The trailer storage lots have now been numbered and game cameras have been placed by the boat ramp/ burn pile area. She thanked Russell for continuing to monitor pool maintenance and tend to anything needed between cleanings.

Old Business:

- Burn Pile – There have been ongoing issues with trash and other non-burnable items being placed on the pile. Many opinions, suggestions and complaints were taken for the Board to consider and discuss at the next monthly meeting. Until that time, the pile will be closed and no burning will take place. Should they decide to continue with the pile, Richard Booth, Ed McMahan and Richard & Gwen O'Bannon have agreed to manage and maintain it.
- Deed Restrictions – Linda has communicated with residents that have violations and is working with them to get issues resolved. She reminded those in attendance to check their properties for any dead trees or limbs and get them taken care of before they fall or any damages occur.
- Architectural Guidelines – Linda reminded residents to get the proper approvals before building or changing anything on their property. Approvals must be from TRA, the County and our Architectural Committee.

New Business:

- July 4th Parade – Will be held July 6th at 10:00am. Tracy provided a flyer and announced that we will have a decorating contest for the parade and entrants are to meet at the front entrance at 9:00am for the judging and prizes will be given. Category themes for decorating are Happy Birthday America, Military and Red, White & Balloons. The picnic will follow the parade as usual at Bennett Park.
- Architectural Committee – Linda mentioned that need for 2 new Committee members. Dennis Miller & Jeff Hummell volunteered and will join Robert Fisher for their duties.
- Nominating Committee – Linda stated that we will have 2 Board positions come up next year. No one volunteers for the committee, but she shared to information to be considered if anyone is interested.


Open Forum for Property Owners:


- Ruth Crump asked about having a beach cleanup soon. The Board agreed it needs to be done and will see about getting it scheduled soon.
- Tracy Hummel thanked the Board for all that they continue to do.

Election Results

Linda thanked Ann McFarland & Anita Hallock for handling and counting the votes. Russell & Mark won the election and their offices will be decided at the next monthly board meeting on July 2nd.

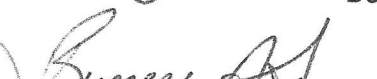
Adjourn at 11:20am by Linda Earls


Linda Earls, President


Buddy Fortenberry, Vice President


Doug Fields, Treasurer


Tracy McMahan, Secretary


Russell Sims, Member at Large