

**GOVERNORS POINT PROPERTY OWNERS
IMPROVEMENT ASSOCIATION, INC.
BOARD MEETING MINUTES December 3, 2024**

Call to order @ 6:30 pm by Linda Earls

Members Present:

Linda Earls, Doug Fields, Russell Sims, Tracy McMahan & Mark Holloway

Property Owners Present:

Charlie McClellan, Susan & Rich Booth

Minutes from previous meeting:

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

Treasurer's Report:

Doug's reported that November's income was \$100, which was for a mowing fee. Expenses were \$3,887, which were monthly operating expenses and an installment payment for the insurance. The current bank balance is now \$70,168 which still includes \$20,000 set aside for road repairs. However, \$5,000 from the road fund will soon be spent to get Governor Wood sealed. Linda hauled the old pool pump fencing for scrap and got \$20, Gwen will add it to the next bank deposit. Doug also explained a report on projected expenses that may occur of the next 20+ years to existing equipment, the pool, bulkheads, etc. Linda made a motion to award \$100 Christmas bonuses to the contractors and Doug 2nd the motion. Gwen will get the checks ready.

Board Member Announcements/ Recognitions:

Linda mentioned that the burn pile area is still looking good and there haven't been any major issues. Charlie inquired about the downed tree next to his property. Russell has been in touch with the property owner and they will get it cut up and cleared as soon as possible.

Old Business:

- Update from November City Council Meeting – Linda reminded everyone that the meetings are held on the second Monday each month. Russell was unable to attend the last meeting and Doug will go to the next one. Linda did mention that she's coordinating with Mayor Mark Wood about the work schedule for Governor Wood.
- Mowing Update – Mark has documented many areas throughout the neighborhood that need attention and is seeing some progress. He'll reach back out to the property owners and give a December 15th deadline to have the issues taken care of.

New Business:

- General Maintenance Checklist/Assignments – Linda provided a list of items to be checked in the pool & park areas, the club house, the playground equipment, the piers/docks and the trailer storage lot. Each Board member was assigned an area to inspect for safety issues, equipment maintenance, etc.
- Review of deed restrictions concerning front lot lines – There has been much discussion on this topic, and it was covered in depth during the meeting. There seems to have been some conflict with specific properties and where the front lot lines are determined. The deed restrictions state "No building or structure is to be located nearer to the front lot line than twenty (20) feet.", but it needs to be clarified if they start from the street/easements. Linda will get guidance from our attorney and get further direction, but the precedent has been set for the line beginning at the street. Moving forward, a vote may need to be held to move the line or keep it at the street. She'll get the correct language and we may have to amend the existing deed restrictions and/or the Improvement Request Form and let everyone know at the January meeting.
- Discuss Board member position changes – Linda asked about being relieved of some of her duties prior to leaving office and get another member acquainted what the position entails. They will discuss it further during Executive Session.

New Business (Cont.):

- Christmas Decorations – Linda will post about getting volunteers to help decorate at the pool area as soon as the weather clears in the next few days.

Approval of Architectural Forms:

One approved request was reviewed for a carport.

Open Forum with Property Owners:

Issues with deed restriction lot lines was already discussed.

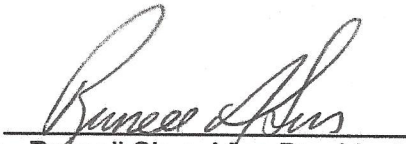
Executive Board Session:

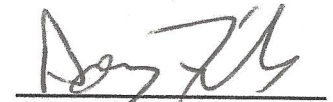
The Board released attendees so that they could discuss deed restriction violations and internal business.

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

Motion to adjourn at 8:20pm by Linda, and all members were in favor.


Linda Earls, President


Russell Sims, Vice President


Doug Fields, Treasurer


Tracy McMahan, Secretary

 01/07/25
Mark Holloway, Member at Large