

**GOVERNORS POINT PROPERTY OWNERS
IMPROVEMENT ASSOCIATION, INC.
BOARD MEETING MINUTES October 7, 2025**

Call to order @ 6:30 pm by Mark Holloway.

Members Present:

Doug Fields, Mark Holloway, Russell Sims & Linda Earls

Property Owners Present:

Blanda Holloway, Mike & Paula McCarthy, Pat & Sonny Yargo, Jason Snider, Jason Yargo

Minutes from previous meeting:

The September minutes were approved and accepted by all members.

New Board Member Announcement:

The Board met with four candidates individually prior to tonight's meeting about the vacancy on the Board. Chris Moran, Michelle Paxton, Rod Weis, and Jason Snider were interested. They were all great candidates and brought strengths to the table to fulfil the position for it's remaining 9 months until the Annual Meeting in June. The interested party's comments and responses were discussed in private by the Board. Subsequently, to formalize the Board's decision, Linda made a motion to appoint Rod Weis as the new interim Member-at-Large and Doug 2nd the motion. Mark encouraged those interested to run for a position again in June.

Board Member Announcements/ Recognitions:

- Mark recognized Jason Jackson for doing an excellent job on a significantly neglected property that he was hired by the Board to mow and weed-eat. Jason went above expectations and it looks amazing!
- Mark recognized Linda's months long efforts regarding the Board's filing legal documents regarding recurring Deed Restrictions on a property owner. Linda then updated everyone on the court issue that's been a complicated case and has stayed on top of its progress. After many following-ups for status the case is finally on the court docket for November.
- Mark recognized Doug for handling the security camera at the boat ramp/burn pile area, as well as over-seeing getting the handrails mounted at the clubhouse restroom and office steps.
- Linda, Doug, Russ, and Mark recognized Mike Hallock who agreed to do the handrail work for just the cost of the material and they look great! Those areas are now in compliance with ADA.

Board Member to attend next City Council Meeting:

No attendance in September due to Bob Kimmons resigning from the Board.

Treasurer's Report:

Doug's reported that September's income was \$469 from maintenance fees, bank interest, storage lot, and mowing fees. Expenses were \$5,452 for utilities & operating expenses as well as the inspection for the pool lights, pool safety gear, legal fees and getting the front entrance lights repaired. The current bank balance is \$33,522, not including the four \$20,000 CDs for reserve funds.

Old Business:

- Pool lights update – Doug met with Backyard Oasis to get the in-pool lights inspected since they haven't been coming on at night. The bulbs and gaskets need to be changed. Their quote was for \$500 to replace the lights only (including labor), they are unable to get the seals/gaskets needed. We also checked with our pool maintenance company, Deep End Pools, and they can provide all we need, including labor, for \$445. The Board agreed to go with their bid and the work will be done this week. Gwen has also followed up with SHECO regarding the security light.
- Restroom and Office Steps Handrail update - Done, Mike Hallock did the job well and quickly for the cost of materials.

Old Business (cont.):

- Burn Pile Camera update - Doug showed live footage of the area on his laptop. The video has good quality, and the coverage area looks good. He looked into the subscription plans and chose 5gb based on our usage and activity so far for a cost of \$30/month. He will continue to pay it monthly and be re-imbursed.
- Blocked Culvert update – Mark spoke with the property owner of the culvert at Governor Bell and Sam Houston Loop regarding the blockage. She stated it's crushed due to guest parking and utility trucks driving over it. She will work with the utilities to see if they will fix it and will continue to work on a fix for it.

New Business:

- Request to use Clubhouse Office as a "back-up" location for Exercise Classes – A request was made to Mark for the exercise group to use the office when the pool closes and for inclement weather. He has concerns about access to the property owner files and other legal information in the filing cabinets. He recommended bar locks for the filing cabinets because the file cabinets currently do not lock. He also was concerned that the office was such a small space. Russell was also concerned that if they're allowed to use the space, other groups will expect to be able to use it as well. Doug didn't have an issue with it and stated that getting a bar lock for the filing cabinets was a good idea regardless of whether the Exercise Class used the office or not. Linda mentioned that since there is a camera in there, and if a lead person is accountable and in charge of their activities, that there shouldn't be any problems and made a motion to allow them to use the space, Doug 2nd the motion. Mark will draft an Agreement for the lead person to sign so that a Board member doesn't always need to let them in. Linda will get them a key.
- Quarterly Reserve Fund and Certificate of Deposit (CD) Review – Doug explained that the CD renewals are staggered to renew quarterly. He also explained a detailed forecast of expenses for amenities, such as the bulkhead, office roof, equipment, etc. to show the estimated costs in the future for their repairs and improvements. He also proposed adding \$1,000 each quarter to increase the CD funds and increase the reserve fund benefits. Doug made the motion to do so and will get with the bank, Linda 2nd the motion and all members were in favor. As a result, the CD maturing on 10/17/2025 will be increased by \$1,000 from our operating checking account. The new CD rate will be 2.25% at People's Bank in Coldspring. Once all the required documentation is completed, the bank will notify the Board when the new CD is ready for signatures.
- Repainting with same colors: Is an ACC Home/Lot Improvement Request Form Required? – Mark explained that to keep consistency with the current process and all other requests for any improvement made on a structure that it will need approval, to include painting, windows, and roofs. After discussing the issue with those in attendance, Linda made a motion to accept that clarification and Doug 2nd the motion.
- DRAFT 1099 Contract Renewals for Admin. Asst/Clubhouse Cleaning, Lawn maintenance & Pool Service – Mark sent drafts for the Boards review so they can be renewed by the end of the month. They will discuss them in detail during the Executive Session.

Approval of Architectural Forms:

The Board reviewed 5 ACC approved requests, to include re-painting with the same colors, a shed and new fencing.

Open Forum with Property Owners:

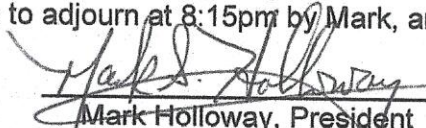
It was announced that we are now under a County wide burn ban. Jason Yargo asked about getting a group of volunteers together to re-paint the fishing pier and make minor repairs. The Board thought it was a good idea, and we'll look into getting that to happen soon.

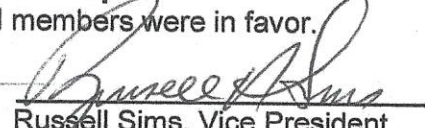
Executive Board Session:

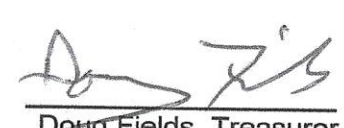
The Board released attendees so that they could discuss deed restriction violations, contract renewals, property information, and internal business.

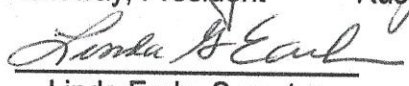
Next monthly board meeting: **November 4th at 6:30pm**

Motion to adjourn at 8:15pm by Mark, and all members were in favor.


Mark Holloway, President


Russell Sims, Vice President


Doug Fields, Treasurer


Linda Earls, Secretary

Vacant, Member at Large