

**GOVERNORS POINT PROPERTY OWNERS
IMPROVEMENT ASSOCIATION, INC.
BOARD MEETING MINUTES October 5, 2026**

Call to order @ 6:30 pm by Mark Holloway

Members Present:

Mark Holloway, Russell Sims, Rich Booth, Jerry Montgomery and Rod Weis (via phone)

Property Owners Present:

Blanda Holloway, Anita Hallock, Charles Koehler, Sonny Yargo, Mike McCarthy, Barbara Franklin, Terry Fortenberry, Johnny Walker and Susan Booth

Minutes from previous meeting:

The September monthly meeting minutes were approved and accepted by all members.

Board Member Announcements/ Recognitions:

Mark announced the recent passing of our dear neighbor Paul Crump. He was an asset to our community and always volunteered to assist, such as helping with the clubhouse electricity, replacing the playground tether ball when needed and reporting security light outages. He will be deeply missed. He also reminded everyone that tomorrow night is National Night Out and thanked Linda Earls and Ann McFarland for offering to serve ice cream floats in the park for visiting neighbors between 6-7pm.

Treasurer's Report:

Rod was present on the phone to assist with the report and in his absence, Rich reported that the beginning bank balance for October is \$22,723.08. September income was \$374.10 from maintenance fees and mowing services. Expenses were \$6,663.58 for utilities and operating expenses, and for the repairs needed on the pool pump and pier signs and postage. The current combined CD total is \$85,357.08 with one CD maturing this month.

Prior Month's City Council Meeting Summary:

Jerry stated that Mayor Mark Wood has applied for some grants for our road repairs. The roads been looked over and the priorities are Governor Ferguson Circle, Governor Hogg Loop and Governor Bell. Work for those projects will entail doing a top sealant coating only and will be put out for public bid.

Administrative Assistant Report:

Gwen reported that September duties were monthly billing, website updates and posting of the meeting minutes. She completed the annual review of the Administrative processes, to include preparation for the Annual Meeting, July 4th festivities, the freeze procedure, reporting and uploading the yearly renewal of the Management Certificate and copies of all active forms used. She will get with Doug Fields and Rod to clarify the lien process and add that information as well and Rod mentioned he would like to include the process for presenting the financial report in the monthly meetings and will get with Gwen to prepare that. She also met with Backyard Oasis to give them access to the pool pump for repairs. In October, the monthly duties will be much of the same and she'll perform the annual inventory of assets and ensure pictures are taken of each for insurance purposes. She went to the courthouse already to file two additional lien releases for property owners that have paid up to date.

Old Business:

- Deed Restriction Violation Letters Mailed: 0 /Liens are Currently Filed: 12 /Status of Court Case: There is only one court case pending and they will meet again next month or in November with the hopes that the issues are resolved.
- Clubhouse Entrance Gate Repairs – Still pending, Rod was unable to reach out to the vendor but due to the expenses incurred the previous month for the pool pump and with it nearing the end of swimming season he opted to look into it again later in the year. The Board agreed.
- Signs are up at the Boat Ramp – Mark had ordered new ones for: FOR PROPERTY OWNERS USE ONLY and SHALLOW USE AT YOUR OWN RISK and they are already installed.

New Business:

- Pool Pump Leak and Repair Update – It was reported that the pump was leaking and after Russell took a look it was determined that we would need it to be professionally repaired. Rod got some quotes and we scheduled Backyard Oasis to do the work since they installed the unit. It was fixed timely and is fully operational now.
- Request to **Not** Burn at the Burn Pile on Weekends and Holidays – A recent Facebook post included a request from a resident living near the pile to not burn during those times due to the smoldering smoke and odor it causes. It's a reasonable request and the burn committee will try adhering to it, however, embers continue to smolder for several days which can't be avoided and some residents take it upon themselves to burn but we will try to get the word out to avoid intentional burning on weekends and holidays.
- Draft 1099 Contract Renewals: Admin. Asst./Clubhouse Cleaning/Lawn Maintenance/Pool Service – Mark mentioned that the contracts are up for renewal and meetings need to be scheduled with the contractors to review contracts and for any negotiations. Rich made a motion for Mark to meet with them and Russell 2nd the motion. Should any increases or changes be requested by the contractors, Mark will let the Board members know and they will all decide whether to negotiate or re-bid the contracts.
- Request to move the November meeting date – Mark reminded everyone that election day is Tuesday November 3rd. He is an Election Judge and requested that the next monthly meeting be rescheduled. Jerry made a motion to move the meeting to Wednesday November 4th and Russell 2nd the motion and all members were in favor.

Approval of Architectural Forms:

There was one approved request for a carport.

Open Forum with Property Owners:

Mike Hallock asked for clarification of what needs to be done to the pool gates. Mark explained that the entry/walk-thru gate needs a closing mechanism and the knob replaced to a lever opener instead for ADA compliance. The pool gate needs adjustment for the tension of the closing and change from the existing springs to a cylinder type closure.

Anita Hallock thanked the Board for all that they do.

Barbara Franklin thanked the Board for the information that the City Council is considering work on Governor Ferguson. Mark repeated that if anyone has road issues or questions, they are welcome to attend their meetings on the 2nd Monday of each month at the Civic Center.

Executive Board Session:

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

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

Motion to adjourn at 7:51 by Mark, and all members were in favor.

Mark Holloway, President

Russell Sims, Vice President

Rod Weis, Treasurer

Rich Booth, Secretary

Jerry Montgomery, Member at Large