

**GOVERNORS POINT PROPERTY OWNERS
IMPROVEMENT ASSOCIATION, INC.
BOARD MEETING MINUTES August 5, 2025**

Call to order @ 6:30 pm by Mark Holloway. He introduced himself as the new President and outlined his duties and goals. The other members did the same, and those in attendance introduced themselves.

Members Present:

Doug Fields, Mark Holloway, Russell Sims, Linda Earls & Robert Kimmons

Property Owners Present:

Jason Snider, Kelcey Kain, Blanda Holloway, Thomas Fredrick, Charles & Shirley Whitney, Mike & Paula McCarthy, Jeanette Roberts, Paul & Ruth Crump, Kris Eastham and Charles Koehler

Minutes from previous meetings:

The July minutes were approved and accepted by all members, prior to the meeting so that they could be taken to the bank with new Board member assignments to change the signature authority.

Treasurer's Report:

Doug's reported that July's income was \$2,143 from maintenance fees, bank interest, storage lot and mowing fees. Expenses were \$5,501 for utilities & operating expenses. The current bank balance is \$41,169, not including the four \$20,000 CDs for reserve funds. He shared a breakdown of everything financial and explained the Forecast Analysis of expenses for future projects and repairs.

Board Member Announcements/ Recognitions:

Doug mentioned a recent email scam linking some of the Board members. It coincidentally occurred when the new website went live, but it's not involved with that afterall. He reminded everyone to be aware of such emails and to double check the email address of the sender and block them. Mark commended Doug for the work he does on the financials and thanked Gwen and Linda for their work on the new website. He thanked Paul Crump for getting a new tether ball for the playground and to all of those that decorated for the July 4th picnic.

Old Business:

- Website/ DocuSign/ Facebook Update – Gwen stated that the new website, governorspointpoa.com, is finally live. There has been a lot of positive feedback and it's working well. She researched DocuSign capabilities and gave pricing for several options. Documents within the website will not have that capability, only those that are directly emailed. She will look further into it and update at the next meeting as there are several documents that are shared and need to be acknowledged when received. Linda announced the new Governors Point POA Facebook page, Governors Point POA, that is to be used for neighborhood complaints and business only and as it is accessible by property owners only. The Point Blank Pirates Facebook page is still active for other announcements and "fun" things happening in the neighborhood. The Pirates page should not be used for complaints. The Governors Point POA Facebook page is better suited for that as it is only accessed and seen by our community members. The Pirates page is seen by individuals outside of the subdivision and negative comments can have a long-term effect on our community. She and Gwen are the Admins for both pages and will keep them updated and cleaned up.
- Signage of the office and pool areas – Linda looked into getting more signs and gave pricing for 6/ea 12x18 No Diving signs for the fishing piers and an 18x24 No Trespassing sign, with the Penal Code, for the burn pile area. Due to a recent drowning scare at the pool and the need for emergency services, she said a 24x32 sign for the pool fence, 2-sided, is needed that shows the physical address. All total approximately \$300. Doug made a motion for her to get them and Russell 2nd the motion. She'll get them ordered asap.
- Property Owner's statement regarding dumping incident from July's meeting – Gwen stated that the owner claimed he did not give permission for the individuals caught in the act to dump the prohibited items. This conflicts with what the individuals caught in the act stated to Mark and Russell. The Board agreed to send the property owner a letter notifying him that he his ability to use the burn pile amenity will be suspended for 60-days.
- Architectural Control Committee Deed Restriction violation – Mark announced that the shipping container that wasn't approved has been moved out. No other action is needed.

New Business:

- Need for Men's Restroom Handrail – Bob suggested that the stair need some improvement and to get a handrail and non-skid finish on them. He'll get a scope of work written so that we can obtain bids to get the work done soon.
- Pool Safety Equipment – Russell mentioned that we need some throw rings and a new skimmer net with a long handle for cleaning the water surface. Mark made a motion for him to get one, Doug 2nd the motion so he'll get those items picked up. Russell also asked that when someone dumps the skimmer baskets to put the debris in the trash cans, don't leave it on the ground inside the gated area as it just blows back into the pool when it dries out.
- Failure to Maintain Lot/ Abandoned Vehicles/ Porch Storage – Mark mentioned that we do get calls about problem lots and the Board is working diligently to get everyone to comply; however we as a Board try to work with our neighbors before taking more formal and/or legal action to gain compliance.
- Privacy Fence Clarification – Mark stated that fences are to be a minimum of 15 feet from the front property pins. The measurement is not from the curb or the middle of the street.
- Governors Point: Inconsistent spelling – Governors vs Governor's vs Governors' – Mark brought up that most of our documents and the website don't match up. Everyone agreed that it is to be Governors only, no apostrophe. Gwen will get everything corrected.
- Tabled from July: Drainage Improvement Maintenance and Flood Control – Bob talked about the ditches, canals and culverts that get blocked during storms. He proposed to start pursuing extra funds to keep them maintained. Bob was advised that it is the individual property owner's responsibility to keep their ditches, drainage easements, and culverts clear to the point that water can flow freely. Additionally, the City is only responsible for the culverts that go under the streets. Bob will also consult with his neighbor about maintaining their culvert to keep it from flooding over the street. Kris Eastham mentioned that there is very little grant money available for HOAs. Mark stated that it would be counterproductive for the POA to pursue these type of grants as it may damage our long-term relationship with the City or County as they too are pursuing grant funds for the same issues. The Board agreed that we need to leave it to the City and County to pursue grant funds. Russell stated that our best bet is to keep attending City Council meetings for current input and information. The Board re-assigned who will attend which month and announced that the City Council meetings are open to the public.
- Tabled from July: Inquiry/Research into Sources of Government Funding via Grants – mentioned above.
- Trailers parked at residences instead of the Storage Lot – Mark had a discussion with a property owner as to why some homes have their various type trailers parked on their property instead of elsewhere. The Board agreed that unless the Deed Restrictions are modified, there is very little that can be done at this time.
- Need for updating the Deed Restrictions and ByLaws – Mark tasked Gwen with keeping a file of proposed changes that could be made, such as increasing maintenance fees, limit of trailers in yards, clarifying the language regarding the number and type of "pets" allowed.
- School Supply Donations – Linda asked for permission to head up a donation drive on behalf of Governors Point to get school supplies for Coldspring ISD. Russell made a motion to do if and Mark 2nd the motion.

Approval of Architectural Forms:

One approved request was received for an outdoor kitchen.

Open Forum with Property Owners:

- Linda outlined the process of changing the Deed Restrictions and ByLaws, requiring thorough review and votes.
- Tom Fredrick asked about new construction on properties and who is to repair the roads that the heavy trucks mess up. Russell stated that he is looking into those issues now. The Board stated that the roads are owned and maintained by the City and the POA does not have the authority to take any formal action regarding heavy trucks making deliveries into the subdivision. Additionally, the City doesn't have the budget to repair all areas within the City. Again, the Board stated it works with the City to keep our roads in as good state of repair as we can. Jason Snyder mentioned setting up a Road Fund by raising maintenance fees.
- Kelsey Kain asked about getting colored flags to put at the burn pile to show what the potential fire danger is so that it gets noticed. The Board will think about it.

New Business (cont.):

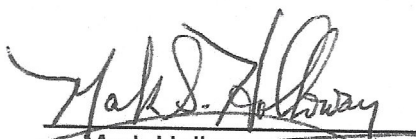
- Shirley Whitney asked about the boat ramp. Mark explained that permits were obtained years ago by a group of property owners. He stated that the Board can't ask everyone within the POIA to contribute funds to repair as different property owners have different access points to the water. One canal has been cleaned out already for the group that initiated the original project but the boat ramp area was not done at the time. The boat ramp area will continuously keep filling in due to the natural currents of the lake and therefore, it will take more than just dredging (i.e., building a dike) the ramp area to have a lasting effect.

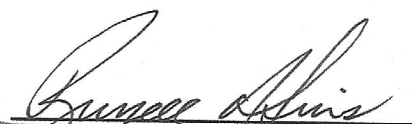
Executive Board Session:

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

Next monthly board meeting: **September 2nd at 6:30pm**

Motion to adjourn at 8:50pm by Mark, and all members were in favor.


Mark Holloway, President


Russell Sims, Vice President


Doug Fields, Treasurer


Linda Earls, Secretary


Robert Kimmons, Member at Large