

**GOVERNORS POINT PROPERTY OWNERS
IMPROVEMENT ASSOCIATION, INC.
BOARD MEETING MINUTES September 9, 2025**

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

Members Present:

Doug Fields, Mark Holloway, Russell Sims & Linda Earls (Bob Kimmons resigned effective 9-2-25)

Property Owners Present:

Blanda Holloway, Charles & Shirley Whitney, Mike & Paula McCarthy, Charles Koehler, Carol Sawka, Pat & Sonny Yargo, Kyle Sims, Barbara Franklin, Charlie McClellan and Johnny Walker

Minutes from previous meeting:

The August minutes were approved and accepted by all members.

Board Member to attend next City Council Meeting:

Bob was to attend the 9-8-25 meeting, however, due to his resignation, no one represented Governor's Point. Linda attended the August meeting and stated that the County has it in their plans to clean out the culvert at Sam Houston Loop and Governor Wood.

Treasurer's Report:

Doug's reported that August's income was \$996 from maintenance fees, bank interest, storage lot and mowing fees. Expenses were \$3,660 for utilities & operating expenses as well as new signs for the pool and pool safety equipment. The current bank balance is \$38,505, not including the four \$20,000 CDs for reserve funds.

Board Member Announcements/ Recognitions:

Mark mentioned that Bob has resigned from the Board. He also thanked all in attendance, we've been having larger groups lately than in the past. He invited everyone to volunteer to become a Board member, the position will be held until the Annual Meeting in June. He also acknowledged Linda Earls and Ann McFarland for their efforts in raising money for the Coldspring ISD school supplies. Linda stated she collected \$875 in cash, as well as many supplies and backpacks. The Point Blank Community Church joined in the cause and donated \$500 as well. The school was beyond appreciative! She hopes to make this an annual cause. She also announced that Dalton Farmer, a long-time resident, recently passed away.

Old Business:

- DocuSign Research Update – Gwen stated that the amount of documents sent to property owners on a monthly basis doesn't warrant paying for the DocuSign services. She will instead certify mail, personally hand-off or email documents that need receipt confirmation, especially to new owners. The Board agreed.
- Signage for Office/Pool, No Diving Areas, and No Trespassing at Burn Pile Area – Linda and Mark were able to get the needed signs, and Mark installed them in the appropriate areas. He also purple painted the burn pile sign and some surrounding trees in the area for further warning to trespassers.
- Pool Safety Equipment Installed – Mark got new throw rings, with ropes and signs (not a water toy), as well as mounted the hook for pulling someone out of the water on the fence at the deep end of the pool. A new skimmer net with expandable pole was also installed near the entrance fence.
- Men's Restroom and Office Steps Handrail Bid Update: Bob did get a bid for getting the work done, with a cost of \$150 labor if we get the materials. No additional contractor information or details about the work was provided. The project was mentioned to Mike Hallock and he agreed to perform the work with our materials for no charge. All agreed to have him do so, however, Doug wants to research what the code requirements are before a decision to do the work is made. He will do so and present the information at the next meeting.
- Blocked Culvert Update (Sam Houston Loop and Governor Bell) – Bob was to check on the problem, but it appears to be a neighbor-to-neighbor issue so no Board action is to be done at the time. Mark will follow up though.
- Governor's Point School Supply Drive Update – Already mentioned above.

New Business:

- City Council Update – Due to scheduling, Russell will attend the October meeting, Mark in November and Doug will go in December. Meetings are held on the 2nd Monday each month.
- Request for an Outdoor Shower at the Pool – Mark received the request, however, due to the expense and already having 2 existing showers in the clubhouse restrooms, there is no need for an additional one.
- Two new Porch Swings order for Pool Area – Mark noticed that one swing needed significant repairs. For safety reasons it was taken down. The other swing also needs repairs. He researched pricing for 2 new custom made, solid cedar swings for \$325/each. Linda made a motion to accept that deal and Doug 2nd the motion.
- New Lounge Chair Sling – Mark also noticed a damaged chaise lounge chair and removed it from the pool. Gwen researched getting a replacement sling, but they're no longer made. She did find a replacement one that matches on clearance, and it will arrive on September 18th. Mark and Doug had previously approved for her to purchase it for \$100. The Board agreed it was a good purchase.
- Pool Card Form with Emergency Contact Information/Disclaimer – Due to the recent near drowning at the pool Mark provided a draft that would include additional emergency contact information and the Board approved it. Gwen will ensure that pool card holders have a signed one on file prior to the 2026 pool season.
- Lighting issues: Pool Area Security Light/ In Pool Lights/ Clubhouse Perimeter Lights/ Main Entrance Lights – Mark discovered that 2 of the 7 security lights and the pool lights aren't working properly. He proposed to get Batiste Rafael to look into it. Doug suggested getting the pool lights looked at first to see if the issues aren't related. Gwen will call Backyard Oasis to take care of those, then go from there with the security lights. The entrance light on Highway 156 has been out for some time. Mark looked into it and hired Batiste to fix the issue with the Board's approval. He re-wired from Mr. Magee's office and fixed the light connections from damages that ants had caused. They are now working properly for a charge of \$500.
- Security Camera for Burn Pile Area – Doug researched and presented information for a solar powered camera system. It's capable of restricting the footage of activity so it's not constantly sending notification for all the traffic that rides through the area. It can also be voice activated and can send a siren. It requires a monthly subscription for the services for \$9/month. The camera is \$250, and the card is \$40. Everyone agreed to the plan and would be interested in having some at the entrances if it works out well. Doug made a motion for the purchase and Linda 2nd the motion.

Approval of Architectural Forms:

The Board reviewed 7 approved requests, to include re-painting, a shed and stairway addition.

Open Forum with Property Owners:

Carol Sawka presented her on-going concerns regarding who is ultimately responsible for the maintenance of the drainage easements within the subdivision and asked that the Board reconsider taking on the responsibility of keeping them clean. She once again, as in previous meetings, indicated that she feels strongly that it's someone else's responsibility, not the individual property owner's, to keep the drainage easements clear of overgrowth, fallen trees, and other debris. After thanking her for putting her time and effort into this issues, Mark stated that the Board had reviewed the documents that she had submitted at other times to the Board and that the Board had spent POA funds on consulting with the POA's attorney as part of its due diligence to research and come to an informed decision regarding Carol's concerns. Based on the Boards research, Mark stated that it was determined that the drainage easements under discussion were not the responsibility of the POA to maintain. Mark ended the discussion by stating that unfortunately, the Board and Ms. Sawka would just have to agree to disagree regarding her concerns and that he and the Board consider the matter closed at this time.

Executive Board Session:

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

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

Motion to adjourn at 9:15pm 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~~