

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

Call to order @ 6:30 pm by Mark Holloway

- Linda made a motion to suspend normal order for our Guest Speaker, Rod 2nd the motion: TX Game Warden Trevor Mikos was present to meet residents and answer questions and provide clarification of the laws and regulations. He stated that Game Wardens enforce penal codes, transportation codes, health & safety codes, as well as Fish & Game laws. He recently issued a citation to a resident for fishing without a license and that raised many questions among neighbors. He explained that fishing licenses are required for fishing any public body of water in the State. The only exception is no license required in State Parks, unless you launch a boat into bigger waters. The entrance fee to the Parks covers your fishing. However, no license is required under the age of 17 years old. Any method of fishing requires the license, including cast nets, cane poles, hand lines, any means used to catch fish. A hot topic among everyone is the alligators. He stressed to not feed them and that it is illegal to shoot them, or even at them, without a tag issued by the State. He asked everyone to give the alligators space and to not harass them as they are in their habitat and generally are not aggressive. If they do become a nuisance, or a threat, the Game Wardens can be called upon to assess the issues and take appropriate action. Trevor also talked about boat safety and life jacket requirements. He clarified that inflatable life jackets are not legal unless they're actually worn at all times. He suggested a true life jacket, such as the common orange ones, be used as they are better floatation devices. He reminded everyone about Boater Education. It's required for anyone born after 9-1-93 to operate a jet ski. Russell asked about shooting other wildlife, such as raccoons, possums, and skunks on our property. Due to the rules prohibiting discharging firearms in the neighborhood, Trevor said to give them a call if there are issues, but we can trap and re-locate them ourselves. Ruth asked if there are day passes available for fishing and he stated that there is. He shared his contact information (office #979-696-4148, option 4, cell #254-784-3077) and left the meeting.

Members Present:

Doug Fields, Russell Sims, Mark Holloway, Rod Weis & Linda Earls

Property Owners Present:

Charles Koehler, Sonny Yargo, Michael McCarthy, Shawn Kain, Paul & Ruth Crump, Jeanette Roberts, Mike Hallock, Shirley Whitney, Dennis & Prudy Miller, Barb Moran and Charlie McClellan

Minutes from previous meeting:

The February minutes were approved and accepted by all members.

Board Member Announcements/ Recognitions:

Rod thanked those involved in the recent culvert clean-out projects on Governor Bell and Sam Houston Loop. Those that helped were Gary Wulf, Richard O'Bannon, Jason Snider, Andrew Heard, Don Ross and Mark Holloway. They hauled four truckloads of limbs and debris to help with water flow. Mark reminded everyone of the 20-foot limit from the culverts that they assisted the county with cleaning up. Anything beyond that is the property owner's responsibility to maintain. He also mentioned that Mayor Mark Wood had caging applied to the culvert on the north end of Sam Houston Loop and is looking for the funds to have it done to the culvert on Governor Bell.

Doug recognized Mike Hallock for his work in re-painting the women's restroom and installing new lights and ceiling vents. He'll get to the men's restroom soon and is also working on the fishing pier and steps by the clubhouse.

Treasurer's Report:

Doug reported that income for February was \$13,566 brought in from maintenance fees. Expenses were \$3,745 for utilities & operating expenses and the data plan for the camera at the burn pile and new mulch for the playground and to pay Jason Jackson to spread it. He detailed the financials for those in attendance. The current bank balance is \$59,569 for operating expenses. Total to include the CDs is \$144,151. He explained the reserve fund (CDs) for forecasted repairs/replacements of amenities and equipment.

Treasurer's Report (cont.):

- Annual Maintenance Fee Discussion – Mark stated that it's been previously requested from some property owners to raise the maintenance fees. Doug looked into expenses and the budget to see if it can be justified. Linda reminded everyone too that it would have to be voted on by property owners. Doug didn't see the need for an increase in the fees at this time. With no increase from the contractors over the years and the gradual increase in utility rates the budget is in line and doesn't appear to justify the increase at this time.

Linda made a motion, and Mark 2nd, to interrupt the meeting for Shawn Kain regarding his building request. He stated that they are making the changes to get it into compliance with the 20' setback distance. He thanked the Kain family for cooperating and understanding the need to fix the building they're working on. Charlie McClellan raised the question again about the setbacks. Mark reminded everyone that any structure must be 20-feet from the front property pins, not the center or edge of the road. Clarity for that was obtained from the attorney and took effect January 1, 2025.

Prior Month's City Council Meeting Summary:

Rod provided the following information:

- The council held a lengthy discussion about streets in the city that need repairs or seal coating. The only street mentioned in Governors Point was Governor Ferguson. Gary Wulf explained that the asphalt is only about one inch deep and unfortunately, nothing can really be done until the street fails because the materials to patch the current failed areas will not hold.
- Several current grants were discussed but none of the remaining grant funds are not allocated to Governors Point streets.
- Council discussed and made changes to the hold harmless agreement that the city wants individual volunteers to sign. Rod will ask for a copy of the agreement so our Board can discuss the possibility of using the same agreement for our projects. Most of the city's volunteer work involves street repair and seal coating and involve a higher level of risk than the projects we normally undertake.
- Mr. Wulf said he had contacted Dale Everett, San Jacinto County Veterans Service Officer. Mr. Wulf talked to him about the flags and how they display them. Mr. Wulf distributed a breakdown of the costs associated with purchasing 84 flags, rebar, schedule 40 PVC, zip ties, and a large trash container with wheels for storage. The estimated total would be \$1,000 and funds from the HOT taxes would be used for the purchase.
- Mr. Wulf made a motion to fund the flag beautification project using the hotel occupancy tax budget for \$1,000. Mr. Pagel seconded the motion which carried (4 ayes, 0 nays).

Administrative Assistant Report:

Gwen O'Bannon reported that she performed the usual monthly duties to include meeting preparation, billing delinquent property owners for interest. There were multiple deposits taken to the bank weekly as the maintenance fees are coming in. She also prepared the 1099s for the contractors and sent it to the IRS with Form 1096. With the recent freeze, the water was shut off to the clubhouse, so she got it turned back on with no broken water lines. She updated the website with the meeting agenda, financials, and meeting minutes. She contacted SHECO about the security light locations in the neighborhood and updated their list of Board member contacts. She verified that the Management Certificate was posted on the correct website as required by law. She met with Linda and a property owner to finalize a release of lien on their property. With the recent changes in POA laws and need to re-write the current deed restrictions, she provided copies of all applicable laws to the Board members for their review. She processed two architectural requests and two payment plans. She also contacted Jason Jackson about the mulch delivery to ensure he can get it spread and to see if he will now keep the boat ramp cleaned up from weeds. She also received a generous donation of Christmas blowups. March duties will include much of the same, and all delinquent account invoices will be sent certified mail.

Old Business:

- Deed Restriction Violation(s) – Status of Court Case(s) Filed –
 - First Case – Went to court twice and going again March 24th. Mark has been working with them repeatedly to get their property into compliance.
 - Second Case – Going to court on March 24th. Mark explained that he tries to work with property owners prior to having to go to court but there are those that won't comply after repeated requests and therefore, they are filed on.

Old Business (cont.):

- Deed Restriction Violation: Car Ports, Porches, and/or Yards Being Used for Long-term Storage- Mark mentioned what's stated in the Deed Restrictions and that there are still many properties with cluttered porches and car ports. He is now going to start moving forward with enforcing the rules and get with the owners in violation for resolution.
- New Playground Mulch – Linda updated that the mulch is spread. It is a special mulch that must be used for playgrounds and should last 2-3 years. The leftovers were used at the fence entrance and Mark asked that folks that ride through go slowly through there so that the mulch isn't spread everywhere.
- Back Entrance Esplanade Improvements: Research New Signage – Rod investigated the cost for a new sign at the Governor Wood entrance. He looked into getting quotes for one to match the front entrance on Hwy. 156. It wasn't recommended to use solar lights for the area. To run electric to it for lighting, the masonry, backlit letters the quote came in at approximately \$14,000 - \$24,000. He got estimates for other features and a flagpole as well. He will keep researching and is waiting for additional information. Mark mentioned that the existing streetlight on that corner is bright enough for the area so there shouldn't be a need for electricity at the entrance sign.
- Clubhouse Entrance Gate Repairs – The gate needs of a closing mechanism; the spring has broken on it and has been unable to be repaired. Rod still needs to look into that, so the topic is tabled until the next meeting.

New Business:

- Bylaws and Deed Restriction Updates – TX Law Changes/Impact – Mark stated that the Board is working diligently with many study sessions to ensure our rules are updated. Linda also stated the time crunch we're in with getting the draft done for attorney review. An example of a change not required by law that they are looking at changing is the ability to access fines and fees. She explained that there is some language that must be changed or incorporated by law. A vote will have to be done for the proposed changes. She also explained that the vote will be for "all or none" for such changes. They will not be up for individual votes per item. Linda announced that when the draft is ready an "information sharing session" will be held to inform property owners of changes that may be on the ballot so input can be received prior to final ballots being sent out.
- Pool Opening – The pool opened on March 1st. Mark noticed that five of the six chaise lounge chairs are worn and have some tearing. He acknowledged that the excessive wear on them is caused by them being left from under cover. He suggested getting new chairs and a table instead of chaise lounges and asked for input, but they agreed to table it for now. Linda will look into getting the fabric replaced or re-upholstered and provide a quote and information at the next meeting.
- Association Property – Spring Maintenance Inspections – Mark mentioned it's time to inspect common area equipment. Linda will check on the swings and playground area. Doug will inspect the trailer storage lot fencing. Rod will look over the clubhouse and Russell will inspect the fishing pier, swings, and camera system at the burn pile area.

Approval of Architectural Forms:

The Board reviewed two approved requests for a porch improvement and a fence to go around a generator.

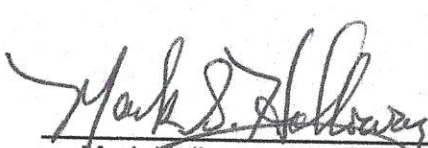
Open Forum with Property Owners:


Charlie McClellan is concerned about leaning trees at the burn pile area along the creek side. It is not Governors Point property so we're unable to cut them down. He showed on the map that the property is TRA property. Charlie also asked about a maintenance fee reduction instead of an increase since the bank account has excess money. Mark explained that the excess funds (the 4 CDs) are reserved for future expenses and that the budget cannot have a reduction due to inflation and rising costs. Charlie also inquired about the storage building in the trailer storage lot and the cost for the rent. He suggested removing the electricity from the building to save costs, but Doug and Russell explained the lights are provided for the renter and the security light is necessary to light up the area for the stored trailers. Electricity costs are covered by the rental for the trailer spaces and the building.


Executive Board Session:

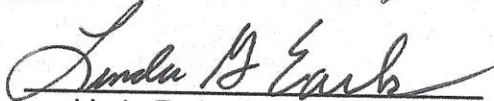
The Board released attendees so that they could discuss deed restriction violations, property information, and internal business.

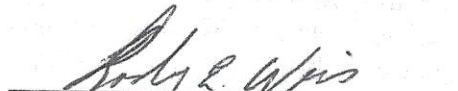
Next monthly board meeting is April 7th at 6:30pm
Motion to adjourn at 8:45 by Mark, and all members were in favor.


Mark Holloway, President


Russell Sims, Vice President


Doug Fields, Treasurer


Linda Earls, Secretary


Rod Weis, Member at Large