

**GOVERNORS POINT PROPERTY OWNERS
IMPROVEMENT ASSOCIATION, INC.
BOARD MEETING MINUTES August 4, 2026**

Call to order @ 6:30 pm by Mark Holloway

Members Present:

Mark Holloway, Russell Sims, Rod Weis, Rich Booth, and Jerry Montgomery

Property Owners Present:

Susan Booth, Blanda Holloway, Linda Earls, Ann McFarland, Anita Hallock, Erin Harlan, Charles Koehler, Charles & Shirley Whitney, Sonny Yargo, Mike McCarthy, Charlie McClellan, and Ruth & Paul Crump

Minutes from previous meeting:

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

Board Member Announcements/ Recognitions:

Mark recognized and thanked Mike Hallock for pressure washing the dock by the boat ramp. He's now in the process of re-painting it green. He also acknowledged Daniel Brandon for allowing Mike to use his water for the pressure washing so we didn't have to contract someone else to do so. Mark also thanked Rich Booth for replacing the ropes on the throw rings at the swimming pool as the previous ones were weathered and unsafe. Mark thanked Linda Earls as well for continuing to assist with an on-going court case.

Rod gave a shout out to Doug Fields for helping him with his transition with the treasury duties. He's helping him to convert files into something Rod can use for reporting and presenting at the meetings.

Gwen brought to the Board's attention that Gary Wulf gave his annual \$100 donation for pool improvements. He thanked us for all that has been done and His donation is appreciated.

Treasurer's Report:

Rod is still working on getting set up for a visual presentation. So he verbally explained current financial details. The beginning bank balance for August is \$32,742.15 and income was \$2,001.25 from maintenance fees and mowing services. Expenses were \$8,285.46 for utilities and operating expenses, the final payment for the storage lot garage door, attorney fees, and July 4th re-imbursements. The current combined CD total is \$85,223.40. He's also looking into doing an analysis for future expenses at a 4.34% inflation rate.

Prior Month's City Council Meeting Summary:

Jerry was unable to attend last month's meeting. He will attend the next one and Rod offered to attend at well next week.

Administrative Assistant Report:

Gwen reported that July duties were monthly billing, website updates and posting of the meeting minutes. She also filed the new Management Certificate, that reflected the new Board members and posted it as required, along with a Release of Lien for a property owner at the Courthouse. She sent certified mail letters out and coordinated the July 4th festivities. She met with the contractors to get the new garage door installed at the storage building in the trailer lot. She attended the meeting with Mark & Linda Earls at the attorney's office as well. She kept in touch with Net Solutions about the billing cycle changes for the pool card reader system and got their proposal. She worked on new owner directories for the Board members. She handled Title Company inquiries also. In August, the monthly duties will be much of the same and she'll complete the file purge and organization of all records. She is working with Mark on a log for deed restriction violation statuses and will work with Rod about releasing more liens for property owners.

Old Business:

- Deed Restriction Violation Letters Mailed – 5/ Liens Currently Filed – 17/ Status of Court Case:
Mark explained that this topic will be discussed with updates each month. He stressed the work involved in research via emails and calls prior to sending letters. He will not disclose the property owners involved with liens and payment issues, but announced that they are working diligently to be fair and understanding and work with residents before taking any legal actions. There is only one court case pending and they will meet again next month with the hopes that the issues are resolved.
- Clubhouse Entrance Gate Repairs – Still pending, Rod is still trying to get the gate company here for a quote.
- Trailer Lot Garage Door – Done, and operating as expected.
- Burn Pile Area Sign – Mark has them mounted after having to modify them slightly to get them hung.
- Flooding Issue/Blockage at Governor Wood Culvert – Mark had a report after the last storms that there was a flooding issue. He checked the following morning and saw no blockage or excess debris. The high water was the result of heavy rain and an adjacent property's wood materials/cross-ties that were scattered. The owner of that property promptly tended to their materials so no action needs to be taken for any clean up of the area or creek.

New Business:

- Update of Meeting with Attorney Regarding Demand Letter Received – Mark commented that at last month's meeting the Board was served with a Demand Letter from a property owner. Mark stated that the Association has not been sued. The Demand Letter contained language threatening to file a suit against the Association if the Association did not respond to the Demand Letter within 30 days. In response to the Demand Letter, a meeting was held with the Association's Attorney. Subsequently, the Attorney was supplied with information that was required for him to respond to the Demand Letter. Thus far, the cost to the Association to respond to the Demand Letter is approximately \$3,000. Mark said, per the Deed Restrictions, the Board will do everything it can to recover the Association's expenses related to the situation.
- New Administrative Procedure Implemented/Fee Schedule to Process Records Requests – Mark explained that the current Bylaws/Deed Restrictions allow for charging a fee for open records type of requests. The Board implemented a new administrative procedure/schedule outlining the fees associated with those types of requests.
- Requests for Delinquent Property Owner Research Budget Approval – In order to locate delinquent owners or the person(s) responsible for properties in the case of a death, it takes a lot of hours and research. It's necessary to use online search engines in some cases, however those services come with a cost. Mark asked the Board for permission to go through those channels and to be re-imbursed. Russell made a motion to approved up to \$50/month and Rod 2nd the motion, all other members were in favor. Linda Earls suggested putting these searches on the Fee Schedule as well to charge the owners for part of the research.
- Request for Consistently Unkept Ditch/Easement Mowing Budget/Billing/Lien Approval – Mark explained that in the past, the roadside ditches out to the road frontage for vacant lots were mowed by the subdivision. Then the process changed to charging the property owners for the upkeep with their permission. However, only a few property owners of those lots reimbursed the Association. Mark has discussed with Jason Jackson the need to get those areas mowed and asked for a quote from him to maintain the roadside ditches out to the road frontage for specific vacant lots only. His quote for the initial cleanup for the approximately 10 lots will be \$300 and to maintain thereafter once a month the cost is \$150/month. His quote for every two weeks is \$200. This will apply during mowing season only. Mark proposed a trial period starting in September letting Jason get started for the \$300 and mow once a month thereafter through November, then it can be re-addressed at the December meeting. Rich made the motion to accept that and Russell 2nd and all other members were in favor. Mark stated that the Association will first give each vacant lot property owner the option of mowing their own property and that the required notice, prior to the Association starting the mowing, will be satisfied. Should a property owner fail to reimburse the Association, all legal options will be pursued to recover our expenses.

New Business (cont.):

- Ladders for the fishing pier and dock – Mark got a request from Mike Hallock to mount a donated rope ladder at the Burn Pile Pier and a donated aluminum ladder at the Fishing Pier. Mark is concerned about the liability involved with a rope ladder should someone get injured and that it would deteriorate sooner being in the water and with the log debris. Rod offered to donate an aluminum ladder as well and Ann McFarland & Linda Earls also donated one. Mark agreed aluminum would be best but it needs to support 250-300lbs. The option of mounting a wooden one was also discussed. Regarding the Fishing Pier, it was discussed that a mounted ladder could invite boaters that aren't property owners or parking issues could arise if they were used for loading or unloading boat passengers. New signage would be needed also to state "For Residents Only" or similar. After more discussion, the Board unanimously voted to not mount any ladder to the Fishing Pier and put the heavier duty aluminum ladder at the dock by the boat ramp. The bottom line was that the Fishing Pier is for fishing; not loading, mooring, or offloading a boat. Mark will get with Mike about getting it done.
- Burn Pile and Boat Ramp Area Maintenance – Mark met with Jerry about getting the "sludge" piles spread and to see about cleaning/scooping the ramp since there has been mention from residents about launching jet skis and small watercraft from there. Currently, Jason Jackson weed-eats the ramp for \$30 when needed. If Jerry could maintain the area, we could lose the \$30 expense. He agreed to do so and spread it along the Magee Creek side. Mark will get new signage too for "Use at Your Own Risk". Mark made a motion for Jerry to manage the area and to get new signage, Russell 2nd the motion.
- New Laptop/Tablet for Treasury Records – Rod has had issues converting information from Doug's system for the financial records. It would be best for him to have a laptop or tablet with the programs needed for the work. Rod will research what would work best and see if it fits into the budget and present his findings at the next meeting. This would be feasible also so that the unit could be handed off to future board members holding that position.

Approval of Architectural Forms:

There were no new requests since the last meeting.

Open Forum with Property Owners:

Ruth Crump questioned the \$3000 expense to the attorney and why it was so high. Mark explained that since the case is still pending, he cannot disclose the details but that it was necessary to use the attorney to ensure the Demand Letter was responded to correctly. He did clarify that this last expense does not include the review of the Deed Restrictions and Bylaws revisions.

Anita Hallock thanked the Board and everyone involved in the legal issues for the work that they're doing.

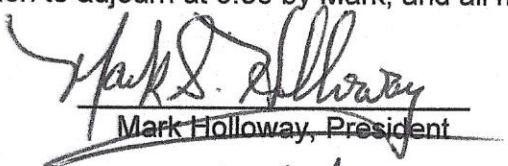
Jerry mentioned that he was approached by a resident about spraying the neighborhood for mosquitoes. They had already spoken to a pest control company and was quoted \$200-250 per month. The Board agreed that it's not a feasible expense at this time, especially being a lake side community. Jerry will inquire about it at the next City Council meeting to see if they can offer that service.

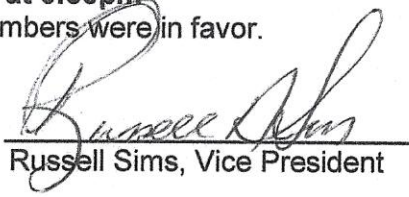
Executive Board Session:

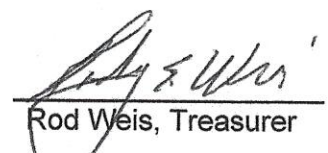
The Board released attendees so that they could discuss deed restriction violations, property information, and internal business.

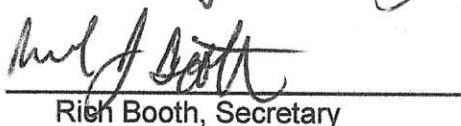
Next monthly board meeting is September 1st at 6:30pm

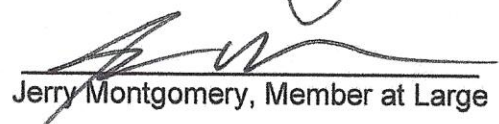
Motion to adjourn at 9:50 by Mark, and all members were in favor.


Mark Holloway, President


Russell Sims, Vice President


Rod Weis, Treasurer


Rich Booth, Secretary


Jerry Montgomery, Member at Large