

**GOVERNORS POINT PROPERTY OWNERS
IMPROVEMENT ASSOCIATION, INC.
BOARD MEETING MINUTES April 7, 2026**

Call to order @ 6:31 pm by Mark Holloway

Members Present:

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

Property Owners Present:

Anita Hallock, Rich & Susan Booth, Shirley & Charles Whitney, Kris Eastham, Blanda Holloway, David Bennett, Karen Davidovich and Linda Cox

Minutes from previous meeting:

The March minutes were approved and accepted by all members.

Board Member Announcements/ Recognitions:

Russell recognized Mike Hallock for his work in re-painting the restrooms and installing new lights and ceiling vents, as well as re-painting the steps and fishing pier.

Treasurer's Report:

Doug reported that income for March was \$2,475 brought in from maintenance fees. Expenses were \$3,090 for utilities & operating expenses and the data plan for the camera at the burn pile as well as certified mail costs. He detailed the financials for those in attendance. The current bank balance is \$58,969 for operating expenses. Total to include the CDs is \$143,690. He explained the reserve fund (CDs) for forecasted repairs/replacements of amenities and equipment.

- Annual Maintenance Fee Discussion – The Board has previously discussed that there is no need to increase the fees now. Doug made a motion to table the discussion until the next budget year and Linda 2nd the motion.
- Burn Pile Area Camera (Data – Cloud vs Card) – Doug mentioned that the camera has Cloud data storage for \$25/month. The camera also has an internal storage card that can share data so would dropping the monthly charge be necessary? After discussion, the Board agreed to keep the Cloud data so that information is always available should something happen to the camera. Russell noticed that a separate game camera had been placed on the existing camera pole. The Board determined that it needs to be removed and Linda made a motion to post to the property owners on our social media that the owner of the game camera needs to remove it by April 14th or it will be removed and taken to the office to held for safe keeping until they retrieve it, Russell 2nd the motion.

Prior Month's City Council Meeting Summary:

Rod provided the following information from the March 9th Meeting:

UPDATE ON FEMA FLOOD, FEMA HURRICANE AND FEMA MITIGATION AND UPDATE ON GRANTS – SET MEETING FOR SELECTION COMMITTEE AND COUNCIL APPROVAL – MARCH 20

- Mayor Wood said the Council had decided to pursue another Local Communities Grant (LCP Grant). The grant can be from \$500,000 to 5,000,000. The grant must be tied to the damage caused by the rain (flooding) of 2024 or Hurricane Beryl (2024).
- The Council has picked two places to apply for the grant. A lot of things have to be measured, the Social Vulnerability Index (SOVI) and the Low to Medium Income (LMI). Both areas are related to drainage during the flooding, and they include areas in Governor's Point and a combination of areas in North Woods and Forest Cove. Hopefully, all drainage issues can be fixed with this grant.
- Mayor Wood said the ad had been placed in the San Jacinto Times for the bids on administrative and engineering services for the grant with a deadline of March 19th @ 2:00 p.m. He said a selection committee would need to meet after the deadline on March 20 to choose both an administrator and engineer for the project.

Prior Month's City Council Meeting Summary (cont.):

CONSIDERATION, DISCUSSION AND POSSIBLE VOTE TO OFFER A GRANT EQUIVALENT AND PROCESS TO GIVE THE GRANT TO THE AMERICA 250 FESTIVITIES

- Ken and Karen Black distributed a handout of what the America 250 group plans to do. He said the Outreach Building at the Point Blank Community Church would be used. The event will be free. The goal is to have a festival in honor of the 250th celebration. The sheriff's office has committed 4 officers for that day. Dale Everett, of the American Legion, has offered to display some of the military memorabilia in our building. Ms. Hoot volunteered to be in the building during the festivities while it is open to the public. Mr. Wulf made a motion for the city to spend \$5000 preliminary budget for the America 250 Celebration that comes out of the hotel occupancy tax funds and the mayor be given line-item approval for the funds. Mr. Smith seconded the motion which carried (4 ayes, 0 nays)

UPDATE ON MAY 2, 2026, CITY ELECTION

- Ms. Hoot informed the Council that the May 2, 2026, city election would be cancelled. None of the aldermen had anyone file to run against them. The paperwork will be completed at the April meeting to cancel the election, and the following aldermen will be sworn in for another term at the May meeting:
Matt Smith, Alderman Place #1
Jim Woods, Alderman Place #3
Gary Wulf, Alderman Place #2

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 as the maintenance fees are coming in. She sent out invoices to delinquent property owners via certified mail. She contacted SHECO regarding road damage they caused on Governor Hogg Loop for recently installing a new electrical pole. She processed three improvement requests for the ACC and received payment plans for some residents that requested them. She filed documents, processed Form 1120-H for the federal HOA taxes and contacted the Civic Center to reserve the date for the upcoming study session planned to review deed restriction/bylaws updates. April duties will include much of the same, while working with the Board on the getting the study session materials posted for review on the website so property owners can access it prior to the gathering on April 18th.

Old Business:

- Deed Restriction Violation(s) – Status of Court Case(s) Filed –
 - First Case – The Judge has sided with the Association, assessed a fine, and closed the current case regarding their violations. Should they not keep their property into compliance it will be re-addressed.
 - Second Case – Extended until later this month as the property owner is working to improve their property.
- Mark also informed those present that the Board has been doing study sessions for the last several weeks to review and revise the existing deed restrictions due to changes in State Law. While they're going through the expense of revising the required changes, the Board is looking at modifying them all to ensure they stay within current practices and to be in compliance with the State Laws. They will then provide a draft to be available to the property owners for an information sharing session to be held.
- Back Entrance Esplanade Improvements: Research New Signage – Rod explained that he has received excessive quotes on his first round of research. He is now waiting on an estimate for another version that doesn't require electricity and provided a picture, which is very similar to the top half of the front entrance sign. It's 6-foot wide by 5-foot high, 2-sided, and doesn't need the internal LED lighting for the letters since the existing streetlight really lights up the area already.
 - Clubhouse Entrance Gate Repairs – Rod is meeting with a technician on Thursday afternoon to inspect the gate and is looking at replacing the knob with a handle and adjusting it so that it will stay closed. He's also looking into adjusting the pool gate to keep it from slamming.

Old Business (cont):

- Association Property: Spring Maintenance Inspections – Each Board member was tasked at the last meeting to inspect our common areas and equipment for any needed repairs or maintenance.
 - Trailer Lot – Doug was unable to inspect and will do so this month.
 - Clubhouse – Rod checked the roof, siding, roof and floors are in excellent condition. The restrooms are in great condition now that they have been re-painted and improved. He recommended that we budget to repaint them every other year. Linda also mentioned that several years ago some gentlemen in the neighborhood volunteered to level the building and Rod said it is still sound and level. The storage room is in good shape, he recommended putting some plywood or drywall to the exposed walls.
 - Burn Pile Area – Russ noticed that there are some leaning trees along the creek that need to come down but they are on the TRA property. The dock needs some boards to be replaced. Mark asked those present if the dock is even needed, since the boat ramp is closed. Those present did say that it does get used and since it is an amenity it needs to be kept up. Many did discuss the closed boat ramp and the dredging needed in the area. Linda explained that there has been dredging done in the canals and that the project is overseen by Randy Edwards should anyone want more information on the topic. Russell also noticed a game camera was placed on the pole of the neighborhood camera and it will be removed. Mark mentioned that if any leaning trees are impeding into neighborhood property that we can take care of them.
 - Playground/Pier – Linda checked the swings and they're working properly; the nuts and bolts and chains are all solid and safe. The mulch is new for the playground equipment, so the area is good.
- Pool Lounge Chairs – Linda will look into replacements and/or repairs and update at the next meeting.
- Bylaws and Deed Restrictions Updates: TX Law Changes/Impact – Mark mentioned the TX Law changes and that the Board is reviewing them for a draft to be made available to property owners at the information sharing session that will be held at the Point Blank Civic Center on April 18th at 10:30am. It will be available on the website very soon at governorspointpoa.com. We will see what the attendance is for that day and consider a week night meeting to follow if necessary. This session is only to discuss the proposed changes and to get property owner input so that the final draft and ballots will be ready for the Annual Meeting in June. Rod made the motion to pay \$40 for the session to be held that day and Linda 2nd the motion.

New Business:

- Nomination Committee – Linda clarified that the Nomination Committee and the Election Committee members are appointed by the Board. The Nomination Committee is charged with getting nominations for the Board of Directors and Architectural Committees at the Annual Meeting in June. Linda will serve on that committee as well as Becky Dalby and Anita Hallock. The Election Committee will consist of Barbara Bierstedt, Charles Koehler and Prudy Miller to handle the voting and election results. Linda will remain in the room with them for questions and as a Board observer only. Mark made the motion to approve the committee members and Rod 2nd the motion.
- Annual Insurance Research Process – Linda stated that we can't shop for it until May.
- Annual June Meeting Mailout Timeline Requirements – Linda mentioned the expense that will be involved. The mailout will include a cover letter, the ballots for the board members, ballots for the architectural committee members, the absentee ballot, the proxy, and voting instructions and the ballots for the deed restriction and bylaw changes. Notice of the meeting must be made no sooner than 15 days before the meeting so it will be out by May 27th at the latest. Due to the bulk of the copying needing to be made, Linda suggested that we go to a printing service.

Approval of Architectural Forms:

The Board reviewed two approved requests for a backyard pool and a basketball goal, and one dis-approved request for un-clear fence/gate construction.

Open Forum with Property Owners:

Susan Booth asked about the signage in the neighborhood, in particular a speed sign posted by a property owner that has been found offensive. Mark was made aware of it earlier this month and reached out to the Mayor and stated that we will be getting some six "Slow, Children at Play" signs. Mark gained the sign owner's approval to remove their signs and return them to their owner. Mark also mentioned signs to have to be approved except for "For Sale" signs. Shirley Whitney also asked about getting the street signs replaced for each street. Mark explained that the City's budget is such that most likely we will be unable to get those as we're already getting the Slow Down signs. Rod said he will ask about it at the next City Council meeting.

Anita expressed her concerns about the speeding in the neighborhood, particularly the kids on go-carts and mini-bikes. She stressed that it does take everyone to teach responsibility and be aware of what their kids are doing. As for go-carts, it could be suggested that they have flags on them to make them more visible. She asked that the topic be raised at the Annual Meeting and the Board agreed.

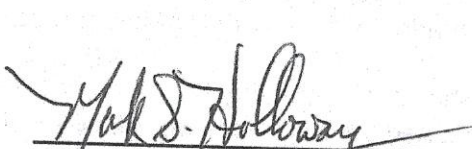
Charles Whitney asked about installing a bat house near the playground or in Bennett Park or boat ramp. He stated the usefulness of bats and the amount of insects they eat and goodness for the environment. Rod mentioned his familiarity with them and the mess they make and diseases that they carry. The Board agreed to not have them in common areas, but that Charles is welcome to put one on his own property. Mark then suggested to table the topic, pending how the bat house works out and benefits Charles' property, then it can be re-visited for the possibility of putting one in a common area.


Kris Eastham asked about the July 4th activities. The Board agreed that our regular festivities will be held as usual with the parade and picnic and fireworks. Linda mentioned that it was recently asked if our neighborhood would join a City event but that we declined since we do our own. Information and details will be posted closer to July.

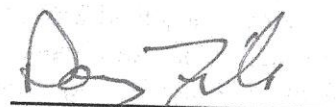
Executive Board Session:

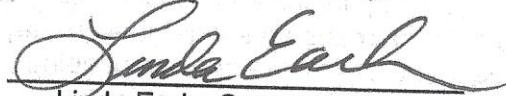
The Board released attendees so that they could discuss deed restriction violations, property information, and internal business.

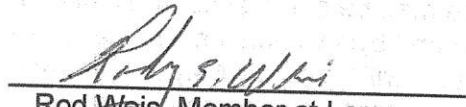
Next monthly board meeting is May 5th at 6:30pm
Motion to adjourn at 8:45 by Mark, and all members were in favor.


Mark Holloway, President


Russell Sims, Vice President


Doug Fields, Treasurer


Linda Earls, Secretary


Rod Weis, Member at Large