

**GOVERNORS POINT PROPERTY OWNERS  
IMPROVEMENT ASSOCIATION, INC.  
BOARD MEETING MINUTES February 3, 2026**

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

**Members Present:**

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

**Property Owners Present:**

Rich & Susan Booth, Mark & Olivia Wood, Blanda Holloway, Kris Eastham, and SJC Judge Candidate David Brandon with wife Shirley

**Minutes from previous meeting:**

The January minutes were approved and accepted by all members

**Introduction of SJC Judge Candidate:**

Mayor Mark Wood invited David Brandon to attend our meeting in order to introduce himself to our neighborhood and Board members. Mr. Brandon stated that he's held various positions within the County and has worked closely with the Mayor on policies and HOA rules and budget workshops. He also discussed plans to bring the community together for all to get involved in upcoming growth plans.

**Board Member Announcements/ Recognitions:**

Mark recognized and thanked Mayor Wood for attending the meeting. Russell asked the Mayor about the digging/clearing happening at the site on Highway 190, he's concerned about run-off into our creek and possible flooding consequences. The Mayor stated that he's contacted TCEQ, TRA, TDEM and FEMA about the site but has no status or further information at this time.

Mark also thanked Linda for getting the volunteers to help get the playground mulched fluffed and the area cleaned up on January 17<sup>th</sup>. He also recognized the volunteers – Ruth Crump, Charles & Shirley Whitney, Mark & Blanda Holloway, Jeannette Roberts, Jason Snider, Nate & Amanda Whitney, Rod Weis, Ann McFarland, Felicia Parker and Linda herself.

Mark thanked Doug for assisting and being at the clubhouse when the new windows were installed.

**Treasurer's Report:**

Doug reported that income for January was \$41,739 brought in from maintenance fees. Expenses were \$9,326 for utilities & operating expenses, as well as the payment for the new clubhouse windows, property taxes and materials for pier, stairs and restroom repairs to be done by Mike Hallock. He detailed the financials for those in attendance. The current bank balance is \$49,735 for operating expenses. Total to include the CDs is \$134,141. He explained the reserve fund (CDs) for forecasted repairs/replacements of amenities and equipment. He also went over the 2026 budget and breakdown of income and expenses. The Board discussed the possibility of an increase in the maintenance fees and will revisit the topic in May when we have some spending history for 2026 and can decide if a request for fee increase is needed.

**Prior Month's City Council Meeting Summary:**

Rod provided the following information:

- Mayor Wood has incorporated the bandit sign rules into the current sign ordinance for the city and included references to the Local Government Code and the Transportation Code in the ordinance. The amendment was approved.
- Mayor Wood said there was an opportunity to apply for another block grant. This grant would cover the flooding and hurricane that occurred in 2024. Total available is \$5 million. Council didn't think they had the personnel available at this time to administer a grant so they tabled it. The Council discussed the grant opportunity and decided to table this topic until the city sees the other two grants completed.

- Mayor Wood displayed several different types of sealer and crack filler equipment and the Council discussed the pros and cons of each one. Motion was approved 4-0 to purchase the lower priced machine for \$3,000.
- Alderman Gary Wulf had asked that the city purchase flags that could be displayed along Highway 190 during the Independence Day celebration. The Council agreed that it was a good idea and Gary will investigate cost and what TXDOT will allow.
- Mayor Wood distributed copies of a proposed Buildings and Construction Codes Ordinance that he would like the city to consider adopting. The Council discussed the proposed ordinance at length and decided to table the ordinance for now.
- Kelly Hoot informed the Council that Mr. Smith, Mr. Woods and Mr. Wulf were all up for reelection this year. The first day to turn in an application for a place on the ballot is Wednesday, January 14<sup>th</sup> and the last day to turn in an application is Friday, February 13<sup>th</sup> at 5:00 p.m.
- He asked the Council to assess the condition of Governor Ferguson street in Governor's Point and several other streets in Governors Point that were not included in their annual street assessment. Gary said he would look at the street and did so the following day.

### **Administrative Assistant Report:**

Gwen O'Bannon reported that she performed the usual monthly duties to include meeting preparation, billing delinquent property owners for interest and taking many calls from residents regarding their invoices and title company inquiries. There were multiple deposits taken to the bank weekly as the maintenance fees are coming in. She met with the new owners at the Pearls in the Pines to go over what will be needed at our Annual Meeting in June and left them payment to reserve the date. She packed up items and décor in the office before the new windows were installed, then cleaned up and re-arranged when it was completed. She posted minutes, financials and the agenda to the website. With the cold and freezing weather coming she shut off the water to the restrooms and closed the valves. She also reached out to SHECO to ensure that they owned the electrical poles at the pool area as there's been a request to put up a bat house on one. She also prepared the 1099s for the contractors.

### **Old Business:**

- Deed Restriction Violation(s) – Status of Court Case(s) Filed –
  - First Case – Linda and Mark went to Court in January regarding a follow-up hearing with a resident regarding their property not being in compliance with our Deed Restrictions. The Judge, at the first hearing in 2025, gave the property owner 30 days to come into compliance. The Judge subsequently visited the property prior to the follow-up hearing in January to see if the property owner had cleaned up their property. After visiting the property, the Judge heard additional testimony during the follow-up hearing from the property owner and Linda. The Judge ruled in favor of the Association and held that the property owner must reimburse the Association for all court costs. Additionally, the Judge assessed a daily fine to be paid by the property owner for every day the property remains in violation of the Deed Restrictions. The Judge stated she will inspect the property again prior to the next hearing unless the property owner notifies the Court the property was brought into compliance before the next hearing. Once notified by the property owner that the property has been cleaned up, the Judge will reinspect the property and if it's in compliance, she will stop the daily fine accrual at that time.
  - Second Case – On January 12, 2026, Mark filed with the Court a new case on another property owner regarding their being in violation of the Deed Restrictions. That case's first hearing will be held later this month.
- New Playground Mulch will be delivered soon – The question was asked who will spread it? 15 yards of playground mulch is coming and Doug made motion to ask Jason Jackson for a bid to get it spread, Russell 2<sup>nd</sup> the motion. Gwen will get with Jason about it and ask that if there is any leftover to place it at the entrance to the park at the fence.
- Clubhouse Area (Pier, Steps & Bathrooms) Improvements – Mark mentioned that Mike Hallock is working on all of the projects and adding exhaust fans to the bathrooms too. Mark hopes that the bathrooms are completed by the time the pool is open. Mike is also re-painting the steps and pier to match the clubhouse.
- Culvert Cleanout Under Governor Bell – Put on hold for now.

**New Business:**

- Deed Restriction Violations: Carports and Porches Being Used for Longterm Storage – Mark stated that several property owners are improperly using their carports and porches for long-term storage of assorted items that should not be visible from the street. Mark and Russell will be contacting property owners that are in violation soon; however, Mark hopes that many of these property owners will clean up their carports and porches without enforcement action being taken by the Association. The Board feels that keeping carports and porches decluttered is vital to the overall aesthetic of the neighborhood.
- Back Entrance Esplanade Improvements & Research New Signage – Rod has talked to several sign vendors and electrical companies for the lighting and is still getting bids. He also talked to SHECO about a way for the lighting but he is not listed as a contact for our account and couldn't be given any information. Gwen will contact them to get all of the contacts updated.
- Boat Ramp Weeds – Mark mentioned how unsightly that area gets and asked if Jason is supposed to be keeping that area cleaned up. Jason is not required to do so and Mark asked Gwen to see if he'll be willing to submit a bid to keep the weeds cut down. When needed, neighbors with tractors can handle over-growth with tractors but Jason's upkeep will help.
- Clubhouse Entrance Gate Repairs – Mark brought up the need to get a closure system and new door knob so the gate stays shut. Rod will get with Linda about past contractors and possible solutions.
- Request to Install Bat House at Fishing Pier – Charles Whitney asked about putting on up on the pier pole. With the poles belonging to SHECO, nothing can be placed on them. Gwen will let Charles know.

**Approval of Architectural Forms:**

The Board reviewed two approved requests for a new shed and fence replacement.

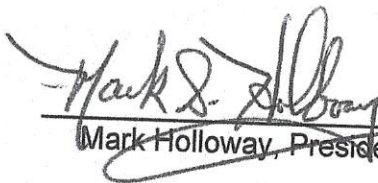
**Open Forum with Property Owners:**

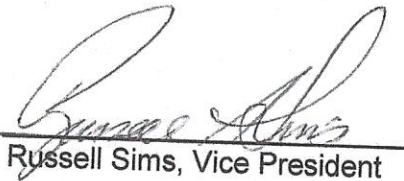
Kris Eastham provided stats of the population in the past for the World Cup Soccer (FIFA) versus the Super Bowl held in Houston. There's already growing concern for the mass of people that will be coming and traffic issues between Houston and Dallas for the soccer games from June 5 through July 19 this summer. While we're still not in a close zone of where the attendees are staying, he just wants us to be aware of the popularity of soccer over football and to be aware of the delays in those areas.

**Executive Board Session:**

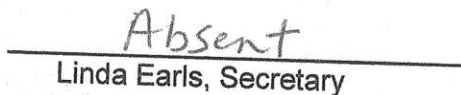
The Board released attendees so that they could discuss deed restriction violations, property information, and internal business.

Next monthly board meeting: March 3rd at 6:30pm  
Motion to adjourn at 9:00 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