

**GOVERNORS POINT PROPERTY OWNERS  
IMPROVEMENT ASSOCIATION, INC.  
BOARD MEETING MINUTES July 1, 2025**

**Call to order @ 6:30 pm by Russell Sims**

**Members Present:**

Doug Fields, Mark Holloway, Russell Sims – Robert Kimmons absent

**Property Owners Present:**

Linda Earls, Jason Snider, Kelcey Kain, Kyle Sims, Michelle Paxton

**Minutes from previous meetings:**

The June monthly and annual meeting minutes were approved and accepted by all members

**Treasurer's Report:**

Doug's reported that June's income was \$1,712 from maintenance fees, bank interest, storage lot and pool cards. Expenses were \$10,252 for utilities, operating expenses, the new mini-split HVAC for the office, postage and and adjustment payment for the income taxes. The current bank balance is \$44,527, not including the four \$20,000 CDs for reserve funds.

**Appointment of Fifth Board Member (1-year) term:**

Three candidates agreed to fill the open position – Linda Earls, Rodney Weis and Michelle Paxton. It was agreed that with Linda's history and valued knowledge, that she is the best candidate. Russell made the motion to appoint her to the Board and Doug 2<sup>nd</sup> the motion.

**Election of Officers:**

Robert Kimmons was elected as a Board member at the annual meeting. One position was left available. Russell offered all positions, should anyone want to switch their current roles. Mark Holloway replaced Linda Earls as President. Russell agreed to remain Vice President. Doug will remain Treasurer for his fabulous record keeping. Robert was named as Member-At-Large. Linda's appointment to the Board gave her the Secretary. Russell made a motion to accept the board assignments, Linda 2<sup>nd</sup> and all members were in favor.

**Board Member Announcements/ Recognitions:**

Mark recognized Linda Earls and Doug for getting the bids and coordinating the installation of the new HVAC for the office, it is much quieter and energy efficient & has a great warranty. He also thanked Jason Snider and Kelcey Kain for their time and work in cleaning up the beach area by the boat ramp. Kris Eastham was also mentioned for recognizing an illegal dumping situation at the burn pile. He immediately notified the Board and provided pictures. Mark found the contractors that had done it and advised for them to get it removed as it is not approved materials to be burned there. They said that the property owner that hired them gave them permission to dump there but he was not authorized to do so. Given witness statements, photos, and other observations by Board Members during their initial inquiry into the dumping incident, it was recommended that a 60-day suspension of the Property Owner's ability to use our community's amenity...the Burn Pile. However, given that the Property Owner has not given a statement yet, the Board agreed to wait until the Property Owner's statement was obtained before making a final decision as to what action to take. Russell made a motion, and Doug 2<sup>nd</sup>, to suspend as well.

**Old Business:**

- New Mini-Split HVAC installation - Complete
- Wrap up for July 4<sup>th</sup> Parade and Picnic – Russell will cook the hotdogs again and get needed supplies, Linda will get tea/water and ice. The VFD as said they will attend with the fire truck and the County Judge and Constable will attend as well. Everyone will be advised to meet at the Hwy.1 156 entrance for the flag raising, prayer and parade lineup with the picnic to follow immediately after.



### Old Business (cont.):

- Website Update – Gwen has been researching hosting sites and it was agreed to go with Strikingly for their services. She will get started on that immediately. She will also do more research for DocuSign so there is confirmation and acknowledgement recorded when documents are sent to home owners.
- City of Point Blank request regarding trash hauling trucks – The City requested that property owners try to select alternatives to companies that haul trash is the extra heavy trucks that are causing damage to our roads. After much discussion, it was agreed that the Board can't enforce anyone to change companies so action can be taken.

### New Business:

- New Signatures for GPPOIA Business Transactions – Upon completion of the minutes being signed Mark will go to the bank to get the signature authority updated. Gwen will update the Management Certificate to reflect the new Board.
- Request for new address signage at the Pool area for emergency situations – Due to a recent near drowning at the pool it as suggested that we get a new sign that clearly states the physical address so that First Responders and Emergency Services can arrive more quickly and for those that call be able to relay the correct address. Along with that, it was agreed to get one for the fishing piers to state "No Diving – Swim at your own Risk" as well as a "No Trespassing" sign for the burn pile area. Mark and Linda will look into getting those done soon.
- Drainage Improvement, Maintenance and Flood Control - In Bob's absence, this topic was tabled until the next meeting. However, Doug reported that the drainage culvert on Sam Houston Loop was recently cleaned out by the City and rock was laid in for better drainage.
- Inquiry/Research into Sources of Government Funding via Grants – In Bob's absence, this topic was tabled until the next meeting.
- Architectural Request Process – Mark proposed a checklist and provided guidelines for the way the requests are currently being handled. Gwen will start providing the additional information to property owners when they request the form and communicate with the Committee for questions and clarifications needed and provide the final approval/denial back to the owner.

### Approval of Architectural Forms:

One approved request was reviewed by the Board for a shop and fencing.

### Open Forum with Property Owners:

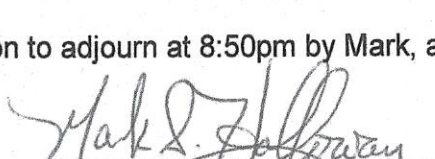
- It was noticed during the last power outage that the generator at the Water plant didn't turn on. Gwen inquired and was told that there is a 15-minute delay from losing power for it to come on but that didn't happen. After more discussion the Board stressed that if residents have issues with their water or a complaint, that they contact the TX Water Utilities directly, not Gwen or the Board. If they are not satisfied with what the water company does for them they should file a complaint with the Public Utilities Commission for resolution. The Board should not be involved between the water company and their customers.

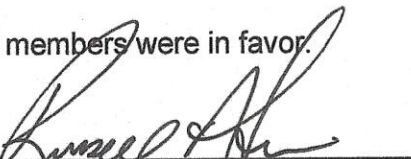
### Executive Board Session:

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

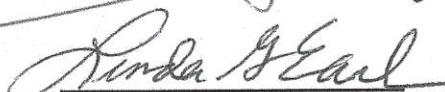
Next monthly board meeting: **August 5<sup>th</sup> at 6:30pm**

Motion to adjourn at 8:50pm by Mark, and all members were in favor.

  
Mark Holloway, President

  
Russell Sims, Vice President

  
Doug Fields, Treasurer

  
Linda Earls, Secretary

  
absent  
Robert Kimmons, Member at Large