

**GOVERNORS POINT PROPERTY OWNERS
IMPROVEMENT ASSOCIATION, INC.
BOARD MEETING MINUTES November 3, 2025**

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

Members Present:

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

Property Owners Present:

Blanda Holloway, Mike & Paula McCarthy, Rich & Susan Booth

Minutes from previous meeting:

The October minutes were approved and accepted by all members.

Board Member Announcements/ Recognitions:

Mark recognized Sonny and Jason Yargo for working on replacing some boards on the fishing pier.

Treasurer's Report:

Doug's reported that October's income was \$607 from maintenance fees, bank interest, storage lot and mowing fees. Expenses were \$7,443 for utilities & operating expenses as well as getting the security camera at the boat ramp/burn pile area & certified mail. The current bank balance is \$26,686,. This does not include the four \$20,000 CDs. As previously approved by the Board, \$1,000 was just added to the first of the CD's that recently matured. As each CD matures, \$1,000 will be added to the mature CD to help grow the CD funds and increase the reserve fund. He also explained the options for the security camera data plan and the Board agreed to choose the \$25/quarter plan based on our usage.

Prior Month's City Council Meeting Summary:

Rod attended the meeting and reported that as usual, roads are the big topic. He stated that all of this year's grants have been committed so no new projects will begin until next years grants are issued. He offered to inspect the road problem areas within the neighborhood and look into available HOA grants. The Council also discussed a city-wide 4th of July celebration, but they need funding. Governor's Point was discussed as a possible venue due to our nice celebration each year. It was discussed by the Council that to do that would require security, additional parking, and the need for additional interest to proceed.

The Board discussed the ideas presented and decided we need to leave it as it is, having our own neighborhood event and not invite the public. Rod also announced the TX Sign Bandit Law. It prohibits the placing of signs in public right-of-ways. If caught you could be fined, for even garage sales, missing pets, realtor signs, etc. Political signs are the nay exception. Linda will research it more and post about it for our neighbors. To maintain consistency with attendance and build relationships at Council Meetings, Rod (Member at Large) will attend all future meetings.

Administrative Assistant Report:

This is to be a new agenda topic to go over the monthly duties for the Administrative Assistant, Gwen O'Bannon. She reported the usual duties were taken care of with bookkeeping and deposits and was tasked to ensure all Association related forms are revised and updated in November.

Old Business:

- New Contracts Issued – Mark announced that none of the current fees were raised by the contractors, however; he still needs to meet with the pool cleaning company to get theirs signed.
- Use of Clubhouse by Exercise Class – Mark stated that they will not need to use the office space afterall.
- Pier Maintenance – Russell asked Mike Hallock about the boards and repairs needed. Mike offered to do the work for the cost of materials. Russ explained that we can pay the labor cost and after more discussion, the entire fishing will need to be re-painted or stained. Russ get back with Mike for an estimate.

Old Business (cont.):

- Back Entrance Sign Maintenance – Due to its recurring overgrowth of weeds now, Mark mentioned that there needs to be a weed barrier placed under the rocks, Mark volunteered to provide the weed barrier. It was also discussed to possibly plant some shrubs or low maintenance plants within the esplanade. Jason Snider and Jeff Hummell had previously volunteered to manage the entrance signs so Gwen will contact them and possibly get more volunteers to help.
- Playground Maintenance – Mark mentioned that there are weeds growing in the mulch under the kids playground equipment set. Mark suggested we get volunteers to pull the weeds and turn the mulch over. Linda reminded everyone that the mulch is a special grade of mulch specifically made for playgrounds. Linda will look into who delivered it before and post for volunteers to get that place cleaned up on Saturday, January 17th at 9am.

New Business:

- Preliminary Overview of 2026 Annual Maintenance Fee Budget – The first review of the draft budget for 2026 doesn't show any shortfalls. Anticipated maintenance fee collections and contracted spending amounts should be in line with past years. Would like to have some additional review and further discussion during the December meeting.
- Replacement of Clubhouse Front and Rear Windows – Doug confirmed that the budget is OK for getting them replaced. Mark also mentioned that the restrooms need some attention, and re-painting as well as exhaust fans and light fixtures. Doug made a motion for Mark to proceed with getting bids for the windows and for the maintenance work, Linda 2nd the motion and all members were in favor.
- Replacement of Clubhouse Lights (LED) for inside and Motion for outside) – Mark requested to get new lighting in the office and the Board agreed. Rod offered to donate 2 motion lights that he has and will get them to Mark.
- Annual Trailer Lot Rental Rate Discussion – The Board agreed that the rate will remain the same and will re-visit it next year.
- Research on Locating Delinquent Property Owners/Heirs/Family – Linda has been trying to locate the family of a property owner that recently passed away. The search is not easy to find any next of kin. The Board agreed that in these cases, which are rare, we'll continue to pay for minimal maintenance and upkeep of the property to keep neighbors from having to deal with an unsightly/unhealthy property next door. The Board will pursue recovering any costs incurred via all legal means.
- Stump Grinding for Stumps by the fishing pier – There are 2 stumps that need to be taken care of and Rod will get the quotes.

Approval of Architectural Forms:

One request was approved for a house to be built early next year.

Open Forum with Property Owners:

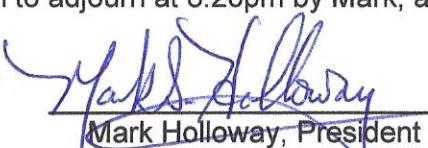
Mike McCarthy stated that he is concerned over a property owner burning household trash in a burn barrel even while we're under a burn ban. The Board stated they cannot take any formal action unless they witness the act in progress. It was pointed out that the County or Fire Department could better address the issue if it occurs again.

Executive Board Session:

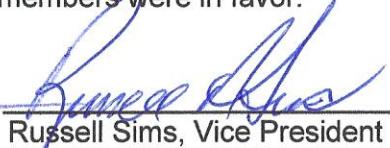
The Board released attendees so that they could discuss deed restriction violations, property information and internal business.

Next monthly board meeting: **December 2nd at 6:30pm**

Motion to adjourn at 8:20pm by Mark, and all members were in favor.



Mark Holloway, President



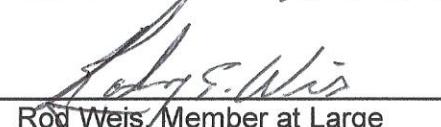
Russell Sims, Vice President



Doug Fields, Treasurer



Linda Earls, Secretary



Rod Weis, Member at Large