

**GOVERNORS POINT PROPERTY OWNERS
IMPROVEMENT ASSOCIATION, INC.
BOARD MEETING MINUTES January 6, 2026**

Call to order @ 6:30 pm by Russell Sims

Members Present:

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

Property Owners Present:

Rich & Susan Booth, Sonny Yargo, Jason Yargo, Charles Koehler, Michael McCarthy, Johnny Walker, John & Marsha Plengemeyer, Charles & Shirley Whitney

Minutes from previous meeting:

The December minutes were approved and accepted by all members prior to the meeting so that they could be taken to the bank to renew the CD.

Board Member Announcements/ Recognitions:

Linda recognized Jeff Hummell and Jason Snider for their work in cleaning up the back entrance area. They pulled the rocks out to weed it and place barrier fabric beneath that was donated by Mark.

Treasurer's Report:

Doug reported that income for December was \$200 for the storage building rental. Expenses were \$5,769 for utilities & operating expenses, as well as the down payment for the new clubhouse windows. He detailed the financials for those in attendance. The current bank balance is \$17,314.69 for operating expenses. Total to include the CDs is \$100,616. He was going to provide information for the annual maintenance fee discussion but it was tabled until the next meeting when all members are present.

Prior Month's City Council Meeting Summary:

Russell provided the following summary of Rod's attendance to the meeting in his absence:

- Mr. Wulf talked about the culverts that are partially stopped up. He volunteered to help remove the debris with the wench on his truck if the POA was interested. Rod talked to Gary after the meeting and they will work together to arrange a time to meet and finish this project.
- The city's annual audit has been completed and was approved by the council.
- The city received \$28,884.88 from FEMA for the Sam Houston Loop project.
- The Council agreed they would like to incorporate the bandit sign rules into the current sign ordinance. Mayor Wood said he would work on it and have it ready for the January meeting.

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. She purchased new flags for the front entrance and reconciled the bank account and completed the meeting minutes. She processed all invoices for the annual mailout for maintenance fees, pool & trailer storage fees. She updated the website with the minutes and meeting agenda. She checked the mail regularly to prepare payments in January. There was notice of a resident that sold his property recently and didn't owe for the maintenance fee. She had to research the new owners, add them to the owner lists and invoice them for 2026 along with their welcome packet. She had a key made for Mark to the office key box and spoke with SHECO regarding no access to one of their meters. She oversaw 2 architectural request and provided approvals to the property owners.

Old Business:

- Deed Restriction Violation(s) – Status of Court Case(s) Filed – Linda stated that no action was taken in December as the court didn't process any cases. They will re-convene in January.
- Playground Cleanup – Linda has announced that January 17th at 10:00am there will be volunteers at the park to fluff the mulch and cleanup the area for a new mulch delivery.

New Business:

- Deed Restriction Violations: Carports and Porches Being Used for Longterm Storage – Russell stated that he will be assisting Mark with monitoring properties and explained to those present what their intentions and expectations are. He also mentioned that verbal communication and even court filings occur to those with continuous issues so that neighbors know that the Board is taking action.
- Back Entrance Esplanade Improvements: Research New Signage – Rod was to look into options for a new sign but in his absence the item is tabled until the next meeting.
- Boat Ramp Weeds – Mark was to explain his plans but it is tabled until the next meeting.
- Clubhouse Entrance Gate Repairs – Tabled until the next Meeting for Mark to provide information.

Approval of Architectural Forms:

The Board reviewed two approved requests for a new roof and the clubhouse windows and pier painting.

Open Forum with Property Owners:

Rich Booth again inquired about limiting trash service to one company so that their heavy truck traffic and be decreased to eliminate damaging our roads. The Board explained that they cannot enforce or authorize residents to be limited to one service. Rich will look into it further for costs and Linda mentioned that it can be an agenda item at the Annual Meeting. Mr. Plengemeyer asked why maintenance fees are billed per lot and not per property owner. Linda clarified that the County also bills per lot for taxes and that we are still cheaper than most surrounding subdivisions and explained the history of amending the ByLaws in 2018 regarding the increase for the fees.

Executive Board Session:

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

Next monthly board meeting: February 3rd at 6:30pm

Motion to adjourn at 7:45 by Russell, and all members were in favor.

<u>absent</u> Mark Holloway, President	<u>Russell Sims</u> Russell Sims, Vice President	<u>Doug Fields</u> Doug Fields, Treasurer
<u>Linda Earls</u> Linda Earls, Secretary	<u>absent</u> Rod Weis, Member at Large	