

**GOVERNORS POINT PROPERTY OWNERS
IMPROVEMENT ASSOCIATION, INC.
BOARD MEETING MINUTES June 2, 2026**

Call to order @ 6:30 pm by Mark Holloway

Members Present:

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

Property Owners Present:

Susan Booth, Shirley & Charles Whitney, Blanda Holloway, Johnny Walker, Charles Koehler, Sonny Yargo, Paul Crump and Mike McCarthy

Minutes from previous meeting:

The May minutes were approved and accepted by all members.

Board Member Announcements/ Recognitions:

Mark recognized Paul Crump for replacing the lighting timers in the clubhouse restrooms. He also reminded those in attendance about the Annual Meeting on June 13th and to please bring a covered dish, as the BBQ meats will be provided for lunch after the meeting. Mark commended Linda and Doug for their service to the Board over the years since their terms are over this month. He thanked Richard O'Bannon, Matt Geiger and Pamela and Sydney Galipo for their assistance with helping Gwen get the envelopes stuffed and ready with the documents and absentee ballots to be mailed for the Annual Meeting.

Treasurer's Report:

Doug was absent so financial details will be discussed at the Annual Meeting.

Prior Month's City Council Meeting Summary:

Rod was unable to attend the last meeting. Mark mentioned though that Alderman Matt Smith appreciates Rod being the liaison for representing Governor's Point at the meetings. Gwen mentioned that Rod needs to mention the erosion issue at Governor Hogg Loop and Governor Bell when he attends the next meeting. Mark also met with Alderman Smith to discuss the drainage issues at Governor Wood and Sam Houston Loop South.

Administrative Assistant Report:

Gwen O'Bannon reported that she performed the usual monthly duties to include meeting preparation, minutes and 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 assisted with two ACC Requests, got the Annual Meeting mailout copies ready and mailed as well. It was very difficult to find a local post office that had enough postage for all of the envelopes. The Livingston Post Office had a very courteous clerk that assisted for several hours to ensure they were all stamped and mailed promptly. Mark suggested sending a commendation letter to thank her for her assistance. Gwen will get him the information. She called the bank, as requested by Doug, to correct a problem with a check withdrawal but Doug had to ultimately resolve the issue as he's an authorized representative. She got another bid for a new roll-up door at the storage building and reported an issue with the pool gate closure. She also filed a lien for at the county courthouse. Next month's monthly duties will be much of the same. She will inventory supplies and get the meats needed for the Annual Meeting, prepare the sign in sheet and get volunteers to help with the food table. She will also contact our local officials, being the Mayor and VFD to invite them to participate and attend our July 4th parade festivities. She offered to pressure wash the clubhouse as it's very dirty and stained from the abundance of mayflies. The Board agreed for her to do it as a special project up to \$100.

Old Business:

- Deed Restriction Violation(s) – Status of Court Case(s) Filed – The court date for the pending case has been reset for the end of June.

Old Business (cont.):

- Clubhouse Entrance Gate Repairs – Still pending, Rod is still trying to get the gate company here for a quote. He's been told that it's being finalized.
- Trailer Lot Garage Door – Gwen provided the two bids received from Livingston Overhead Door and Cowboy Contractors. Mark made a motion to accept the bid from Livingston Overhead Door for \$1,382 and Rod 2nd the motion. Gwen will get them scheduled.
- Nomination and Election Committee – Linda updated that the Nomination Committee, consisting of Anita Hallock and Becky Dalby is pretty much finished with their preparation for the Annual Meeting. They did get three nominations for the Board positions and will accept any nominations from the floor at the meeting. The current Architectural Committee members agreed to run again. The Election Committee consists of Charles Koehler, Prudy Miller and Barbara Bierstedt. They will meet next Monday to outline the voting process. Mark mentioned also that he invited Constable Brian Cosme to the meeting to be a guest speaker. He accepted and give a brief address.
- Secretary of State Documents – Linda hasn't gotten an update on what we're required to have from our Attorney yet.

New Business:

- Boat Ramp Pier Cleaning – Mark mentioned that the pier needs some work. Mike Hallock looked at it and suggested that it be pressure washed first. However, there's no access to water in the area for the equipment. It was suggested that we ask a neighbor in the area if we can access their water and run water hoses or get bids from a professional company. Russell will call around to see if anyone can give a quote.
- Back Entrance Esplanade Improvements: Research New Signage – Rod got several quotes that were way out of a reasonable price range. Mark and Blanda had looked around as well but he would prefer that the Board set a budget for at the end of the fiscal year to research the project further. The Board agreed to a \$6,000 limit.
- Annual Meeting Agenda – Linda provided a draft of topics and Mark is already working on it. She will explain the voting process and introduce candidates. She also suggested that they announce the City of Point Blank is having a July 4th celebration. She asked Charles Koehler to say the prayer and he accepted.
- Independence Day parade and Picnic Discussion – Russell will get the hotdogs and fixings for the picnic and Gwen will ensure we have plenty of paper goods. Gwen will also check with the VFD to see if the fire truck is available to lead the parade, however, with the City of Point Blank also having a celebration too so they may not be able to attend. Gwen will also send out a reminder for donations for the fireworks display and ask for volunteers to help set up and decorate.

Approval of Architectural Forms:

The Board reviewed two approved requests for a fence and deck railing and deck lattice.

Open Forum with Property Owners:

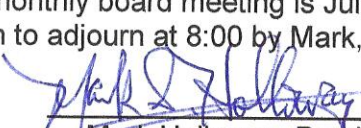
Sonny Yargo wanted to recognize whoever has cleaned the street name signs but no one was aware of it being done. Johnny Walker asked about a stop sign for the front entrance intersection. Mark was told that it was being discussed but doesn't have an update from Judge Magee or Mayor Wood yet. Johnny also asked about speed bumps, but those will be a noise deterrence. It is still strongly encouraged that all vehicles, including golf carts, to slow down in that area and throughout the neighborhood.

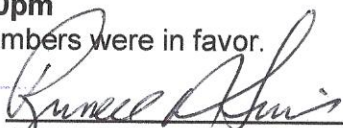
Executive Board Session:

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

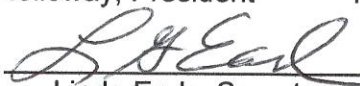
Next monthly board meeting is July 7th at 6:30pm

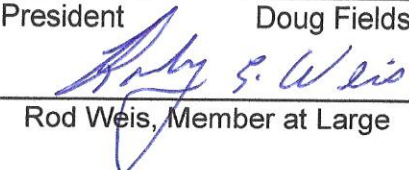
Motion to adjourn at 8:00 by Mark, and all members were in favor.


Mark Holloway, President


Russell Sims, Vice President

Absent
Doug Fields, Treasurer


Linda Earls, Secretary


Rod Weis, Member at Large