

**GOVERNORS POINT PROPERTY OWNERS
IMPROVEMENT ASSOCIATION, INC
P.O. BOX 506 POINT BLANK, TX 77364**

President – Mark Holloway – 832-398-0568
Vice President – Russell Sims – 936-348-0222
Member-at-Large – Rod Weis – 979-574-1104

Secretary – Linda Earls – 281-610-4963
Treasurer – Doug Fields – 281-224-4290

ANNUAL MEETING MINUTES JUNE 13, 2026

GPPOIA meeting called to order at 10:15am by President, Mark Holloway

Pledge of Alliance

Opening Prayer

Introduction of current Board Members

Members present were Linda Earls, Mark Holloway and Doug Fields – Russell Sims and Rod Weis absent

Introduction of Guests and Welcome

- San Jacinto County Constable Brian Cosme was thanked for his attendance. He gave a brief statement and offered his availability should anyone need anything. First Responder Gary Wulf also attended and notified everyone about a program that they offer, free of charge, for awareness education for heart attack and stroke warning signs. They are also offering CPR Training classes.
- New residents Malinda and Jeff Sutton were welcomed to the neighborhood.
- Mark introduced Board Member candidates Jerry Montgomery, Chris Moran and Rich Booth and they gave brief comments for their interest in serving on the Board.
- Mark also introduced the Architectural Control Committee (ACC) candidates Mike Hallock and Jeff Hummell, Craig Sims was absent, and they gave their comments as well.

Election was held early so ballots could be counted while the meeting continued-

Linda introduced the Nomination Committee members Anita Hallock and Becky Dalby and thanked them for their work in recruiting candidates to run for the Board positions. She also recognized Election Committee members Prudy Miller, Charles Koehler and Barbara Beirstedt. She explained the voting process and announced that three proxy ballots were received. No nominations were made from the floor for the Board or the ACC. Ballots were collected and the Election Committee began to tally them.

Recognition of Volunteers

Mark thanked all residents for their attendance and has been very proud that everyone is willing to assist others at any time. He personally recognized and thanked the following for all that they do as well:

- ❖ Paul Crump for the playground tether ball and fixing the restroom light timers
- ❖ Ann McFarland & Linda Earls for collecting donations last summer for the Coldspring ISD school supplies from Governor's Point
- ❖ Gwen and Richard O'Bannon and Jerry Montgomery for managing the burn pile
- ❖ Blanda Holloway, Ruth Crump, Barbara Bierstedt, Anita Hallock for holiday decorating
- ❖ Sonny and Jason Yargo replaced some boards on the fishing pier
- ❖ Jason Snider and Jeff Hummell for cleaning up the back entrance esplanade
- ❖ Linda Earls for coordinating getting and spreading the new playground mulch and helpers were Blanda Holloway, Ruth Crump, Charles and Shirley Whitney, Jeannette Roberts, Jason Snider, Nate and Amanda Whitney, Ann McFarland and Linda Earls, Rod Weis and Felicia Parker
- ❖ Charlie McClellan for trimming the trees at the front entrance at Hogg Drive & Hogg Loop
- ❖ Matt Geiger, Richard O'Bannon and Pamela and Sydney Galipo for meeting mailout
- ❖ Mike Hallock for everything else - Painting pier & restrooms, new lights & vents and handrails on the steps
- ❖ Rod Weis, Gary Wulf, Richard O'Bannon, Jason Snider, Andrew Heard, Don Ross and you for the culvert cleanout
- ❖ Nomination and Election Committee members
- ❖ Richard O'Bannon for excellent BBQ for the luncheon to follow the meeting

2026 Financial Report

Doug explained the financial report and provided a bridge chart that broke down all income and expenses. He also explained the Reserve Fund Analysis for future repairs/replacement of common area equipment, bulkheads, pier, and other amenities. A majority of the maintenance fees have been collected and liens are still being those with severely delinquent accounts. Year to date expenses have been \$33,548.00 for operating expenses, pool and landscape maintenance, utilities, insurance and legal fees and projects. Income has been \$60,043.00 from maintenance fees, late fees and pool/storage fees. We still have the four CD's and have added funds quarterly when they're alternately renewed. This CD reserve fund sets aside money that is dedicated to financing major repairs and replacements, reducing the need for future special assessments to property owners. The Reserve Fund balance is now at \$83,000.00. The current checking account balance is \$43,000.00.

Recap of Projects (Completed & Ongoing)

Mark explained the projects that have been completed around the neighborhood to include:

- ❖ Review of the Deed Restrictions and Bylaws due to State Legislature law changes
- ❖ New office HVAC, lights and windows
- ❖ New website and group Facebook page
- ❖ New signs for slow down, no diving, pool signs and no trespass at the burn pile
- ❖ Re-painted restrooms and steps and pier
- ❖ Playground mulch
- ❖ Culvert cleanout
- ❖ Two new porch swings at the pool
- ❖ Stump grinding at the clubhouse and tree removal at the burn pile
- ❖ Currently getting a new garage door at the storage building in the trailer storage lot

New Business:

- July 4th Parade – Will be held July 4th at 10:00am. The picnic will follow the parade as usual at Bennett Park. The City of Point Blank is also celebrating that day at the Community Church and will have activities from 10:00am until 4:00pm. Mark encouraged everyone to attend our parade and picnic and then attend the City's activities. Fireworks will follow at dusk at the boat ramp/burn pile area. Donations for fireworks can be given to Ben Kyser, Rich Booth or Gwen O'Bannon.
- Nominating and Elections Committees – Mark asked if anyone is interested in running for the committees and to get with Gwen if they are. You can also get with Gwen for other activity committees or with suggestions for functions to held for gatherings.

Open Forum for Property Owners:

- Anita Hallock mentioned again that committees can be formed to raise additional funds for any neighborhood improvements as was done years ago for the playground equipment.
- Alan Richardson advised that the State has now approved that alligators may be trapped with a permit issued from Austin. There is a licensed local trapper, Mark Cole, that will be sent from the State to do the trapping. He will get additional information to Gwen.
- Ben Kyser stressed the need for additional donations for the fireworks and to have them in by the June 28th.
- A resident also inquired for clarification on yard sign restrictions. Mark explained that there are really no restrictions for parties, congratulations, etc. as long as they are not offensive and only displayed temporarily.
- Speeding complaints were a hot topic for many areas in the neighborhood. Although the slow down signs have been put up Mark will see if the Mayor can supply a few more. Mark also stressed that residents inform their children and grand-children that they must slow down as so many have been reported for driving dangerously.

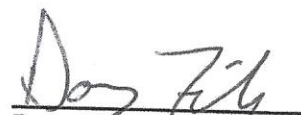
Election Results

Jerry Montgomery and Rich Booth were elected to the Board of the Directors. Jerry will serve a 3-year term and Rich will have a 2-year term. The positions for the Board members will be decided at the next monthly board meeting on July 7th. The current ACC Committee members were re-elected for another year term. The Elections Committee continued working on the results for the Deed Restrictions and Bylaws and they will be announced later this afternoon.

Adjourn at 11:30am by Mark Holloway


Mark Holloway, President

Absent
Russell Sims, Vice President


Doug Fields, Treasurer


Linda Earls, Secretary

Absent
Rod Weis, Member at Large