

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

President – Linda Earls – 281-610-4963
Vice President – Russell Sims – 936-348-0222
Member-at-Large – Mark Holloway – 832-398-0568

Secretary – Tracy McMahan – 832-622-3057
Treasurer – Doug Fields – 281-224-4290

ANNUAL MEETING MINUTES JUNE 14, 2025

GPPOIA meeting called to order at 10:00am by President, Linda Earls

Pledge of Alliance

Opening Prayer

Introduction of current Board Members

Members present were Linda Earls, Russell Sims, Mark Holloway and Tracy McMahan – Doug Fields absent

Introduction of Guests and Welcome to New Residents

Michelle Paxton and Jerry Montgomery were welcomed to the neighborhood.

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

Linda introduced the only candidate and explained the voting process and that candidates are being elected to hold a seat on the Board. Actual positions to be held will be determined at the next monthly Board meeting on July 1st. There is still a position available, the Board may appoint someone to hold that spot for the one-year term. The other position is for a three-year term.

- **Candidate** – Robert Kimmons, no nominations were made from the floor.

2025 Financial Report –

In Doug's absence, Russell 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 are \$35,598. We also now have four \$20,000 CD's. 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.

Recognition of Volunteers –

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

- ❖ Allison Lacy & Gary Wulf, for their quick response to a near drowning at the pool recently. She presented them with a Certificate for their courage and quick action, the child is going to be fine due to their presence.
- ❖ Too many names to mention, for the beach & boat ramp cleanup.
- ❖ Gwen & Richard O'Bannon for managing the burn pile
- ❖ Richard O'Bannon for cooking the BBQ for the meeting
- ❖ She also mentioned sign-up sheets that are available for volunteers needed for the July 4th decorations and picnic setup, future beach cleanup, maintenance and cleaning of the entrance signs and flags, pier and boat dock painting and Christmas decorating.

San Jacinto County 1st Responders –

Gary Wulf with San Jacinto County Emergency Response was present and reminded everyone of classes available for CPR and 1st Aid. He provided sign-up sheets, and Anita Hallock will coordinate a date for those interested to attend.

Recap of Projects (Completed & Ongoing)

Linda recognized Mark Holloway for his efforts in organizing and moving trailers in the storage lot to enable more to move in. We also recently had the lot fence rails repaired, barbed-wire replaced and the gate repaired. The electricity in the storage building was repaired as well. The top boards on the bulkhead by the pool were replaced. Repairs were done to the pool house and the pool pump replaced after a tree fell on it during a storm. Mark and his wife Blanda built new shelving and organized the storage room at the office. A new mini-split air conditioner was installed in the office. Governor Wood was re-sealed, using the \$5,000 we had reserved for it. Several dead trees were removed from Bennett Park.

Old Business:

- Burn Pile – Gwen & Richard O'Bannon have been managing it well and announced that Jerry Montgomery will be assisting with the upkeep of the area too. She urged those in attendance to not put construction materials, nails or trash in the pile.
- Deed Restrictions – Mark reminded everyone of the importance of keeping their properties kept up and in order to keep the aesthetics of the subdivision attractive. There are still several properties with issues and the Board is addressing those.
- Architectural Guidelines – Linda reminded residents to get the proper approvals before building or changing anything on their property. Approvals must be from TRA, the County and our Architectural Committee.

New Business:

- July 4th Parade – Will be held July 4th at 10:00am. The picnic will follow the parade as usual at Bennett Park. Donations for fireworks can be given to Ben Kyser, Rich Booth or Gwen O'Bannon.
- Elections Nominating Committee – Linda mentioned that we still need volunteers for the Committee but we never have any. No one volunteered at the meeting either.
- Trailer Lot Maintenance – Linda asked that those with trailers in there to keep them at least 3 feet from the fence so that they can be mowed and kept up more easily.


Open Forum for Property Owners:


- Anita Hallock thanked the Board members for all that they do.
- Gary Wulf mentioned that he also serves on the City Council. In order to assist them better, he asked that we report problems with roads and culverts to prevent issues with flooding. He also asked that those who have trash pickup services to consider companies that don't haul with the large trash trucks as they are tearing up our roads very quickly.


Election Results


Robert Kimmons was elected and no others were written in for the voting. The positions for the Board members will be decided at the next monthly board meeting on July 1st.

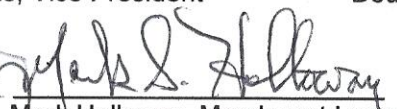
Adjourn at 10:50am by Linda Earls


Linda Earls, President


Russell Sims, Vice President


Doug Fields, Treasurer


Tracy McMahan, Secretary


Mark Holloway, Member at Large