

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

Call to order @ 6:30 pm by Linda Earls

Members Present:

Linda Earls, Doug Fields, Mark Holloway, Russell Sims & Tracy McMahan

Property Owners Present:

Kris Eastham, Charles McClellan and Johnny Walker

Minutes from previous meeting:

The May meeting minutes were approved and accepted by all members

Treasurer's Report:

Doug's reported that May's income was \$2694 from maintenance fees, bank interest, storage lot and pool cards. Expenses were \$10,413 for utilities, supplies for the Annual Meeting mailout, postage and the insurance renewal. The current bank balance is \$53,056, not including the four \$20,000 CDs for reserve funds. Doug also provided a simplistic model of a forecasted budget for future projects and improvements to existing amenities. Russell will present the information at the Annual Meeting.

Board Member Announcements/ Recognitions:

There was a recent issue with some bees at the boat ramp area. Russell looked into having them safely removed, however, they managed to migrate off on their own. Linda thanked him for his efforts.

Old Business:

- Trailer Lot Fencing – Completed, and it looks great! New rails, a gate and barbed wire were installed.
- Mowing of Easements – Mark sent several notices and has seen some improvements. One property owner has already paid for the HOA having the work done for them.
- Final Review for Annual Meeting – We will meet to get set up at 9:30am. Tracy will ensure Nominating Committee members are there and know what to do. Gwen will have all handouts ready and project sign-up sheets.
- Wrap up for July 4th Parade and Picnic – Mark will manage the setup, Russell will cook the hotdogs again. The VFD as said they will attend with the fire truck and Tracy will reach out to the Mayor and Constable.
- Insurance Update – It has been renewed with the same company and a new agent.
- Website Update – There are still several issues with getting payments to process for the site so it is currently not working. Gwen will have to reach out for other companies and tech assistance to get another one up and running soon.
- A/C bids for the office – Mark mentioned that the type and size of the A/C's we currently have aren't available anymore. He, Doug and Linda got some bids for a mini-split system to be installed. After comparing them, Linda made a motion to get with Huntsville Air Conditioning for a Mitsubishi/Trane model with a 10-year warranty, parts & installation for \$5697.50, Mark 2nd the motion.

New Business:

- First Responder Board of Directors Request by Gary Wulf –The First Responders need volunteers for their Board of Directors. We will mention it at the Annual Meeting.
- Communication with City Regarding Streets - We received a request for assistance with monitoring and reporting issues regarding our roads in the subdivision and Russell agreed to do so.

Approval of Architectural Forms:

None

Open Forum with Property Owners:

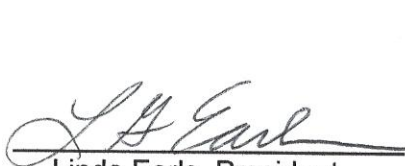
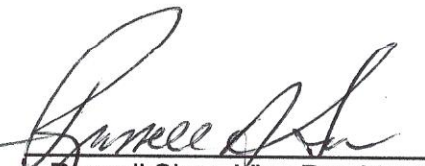
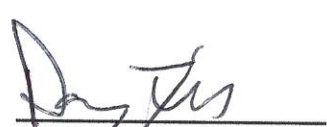

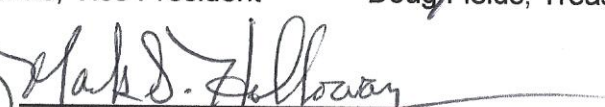
- Charlie McClellan reported that the tree issues still exist with his neighbor, it still hasn't been removed. The Board cannot have it done and risk damage to the property or power lines. He will need to address it with his neighbor. He also asked if used materials can be used on a new structure. Linda read the deed restrictions that addressed that.
- Mark suggested a DocuSign process for releasing information to property owners so we can verify that they received it. Gwen will look into it for the next meeting.

Executive Board Session:

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

Next monthly board meeting: **July 1st at 6:30pm**

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

 Linda Earls, President	 Russell Sims, Vice President	 Doug Fields, Treasurer
 Tracy McMahon, Secretary	 Mark Holloway, Member at Large	