

**GOVERNORS POINT PROPERTY OWNERS
IMPROVEMENT ASSOCIATION, INC.
BOARD MEETING MINUTES December 2, 2025**

Call to order @ 6:30 pm by Mark Holloway.

Members Present:

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

Property Owners Present:

Blanda Holloway & Rich Booth

Minutes from previous meeting:

The November minutes were approved and accepted by all members.

Board Member Announcements/ Recognitions:

Mark recognized Charlie McClellan for trimming the trees at the front entrance intersection at Governor Hogg Drive and Governor Hogg Loop on Judge Magee's property. It looks much better and it is much easier to see oncoming traffic in the area. The Board had previously agreed to pay him \$100 for the work. Charlie also told Mark that Judge Magee spoke with some County Officials and Mayor Wood about the possibility of the County placing a stop sign at that intersection. Mark also thanked Linda Earls & Ann McFarland for donating some rafter brackets Mark needed to hang the new swings in the pool area. Rod donated a couple of sets of motion sensor lights for the clubhouse but one of them didn't work so he'll get another one to install. Linda recognized Mark and thanked him for his work on hanging the swings and handling the lighting issues. She also mentioned that Gary & Jeannette Roberts donated some reflector sticks.

Treasurer's Report:

Doug's reported that there was no income for November. Expenses were \$3,813 for utilities & operating expenses, as well as the purchase of the swings, office lighting, office supplies and stump grinding. The current bank balance is \$22,878 for operating expenses.

Prior Month's City Council Meeting Summary:

Rod attended most of the meeting and provided copies of an article that Mayor Wood wrote and had published recently in the San Jacinto News Times regarding the work the city is doing trying to preserve the streets in the city. The article addressed the prohibitive costs associated with road repairs vs the various approved governmental budgets. Rod mentioned that the County First Responders were approved for a grant to purchase three new AEDs. Mayor Wood said everything has been submitted to the Texas Department of Emergency Management (TDEM) regarding FEMA and the city is waiting for the money from the Sam Houston Loop project. The Mayor is also working on the sign ordinance to include the new State Bandit Sign Law. Rod let them know that we discussed the City's interest in participating in a community wide July 4th event, but that Governor's Point is not interested. Mayor Wood stated that the city is \$1,103 behind last year in sales tax revenue, and that the three largest retailers in the county are online with Amazon being the largest.

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 the burn ban and from realtors about subdivision inquiries. She updated all forms and the website and suspended all pool cards, leaving only Board members and contractors active, due to the pool closing for the season. She called SHECO as requested at the last meeting regarding security lights that the association is paying for, just for clarification of their locations. December duties will include preparing and mailing the Annual Maintenance Fee invoices to all residents. A New Trailer Lot Agreement Form and a New Pool Card Agreement Form will be included in the mailout. She picked up postage for the upcoming mailout. She'll get new flags for the Main Entrance as the Texas flag is shredding.

Old Business:

- Deed Restriction Violation(s) – Status of Court Case(s) Filed – Linda attended a hearing and said it went well. The Judge allowed the property owner 30 days to have their property cleaned up. The Judge will inspect the property herself after the 30 days and subsequently reconvene the parties at a later date.
- Playground Mulch – Linda reached out to the previous vendor, New Earth Products in Conroe, who provided the mulch. It must meet safety standards and absorb shock from falls. Once the playground area is weeded and raked in January, she'll determine how much is needed. Pricing is \$49.83 per yard, and their delivery cost is \$180. She estimated that we'll need approximately nine yards.
- Clubhouse Windows and Lights Replacement – Mark installed new office lights, and he obtained four bids for new windows on the clubhouse. He presented the bids to the Board, and all agreed to work with Window World. Installation is expected to be in January.
- Clubhouse Renovations/Fishing Pier and Staircase Repairs – Mark spoke with Mike Hallock regarding the work needed and Mike agreed to do the work. It should be done in January also.
- Pool Area Repairs (lights and porch swings) – Mark installed the new swings, and Doug will program the timers for the underwater lights so they're not on all night long.
- Stump Grinding – Rod met with the David Holley of Open Range Stump Grinding; David was very prompt and did an excellent job for the cost of \$225 for the stumps behind the clubhouse.
- Back Entrance Rock-Bed Cleanup – Gwen reached out to the volunteers, Jeff Hummell and Jason Snyder. Jason stated he's unavailable and Jeff will let her know when he can work on it and get a plan for more volunteers soon. Linda mentioned that area could also be worked on when the playground area is cleaned up on January 17th.

New Business:

- Deed Restriction Violations: Carports and Porches Being Used for Longterm Storage – Mark has noticed the number of property owners using their carports and porches for long-term storage is increasing. He'll add information about that to the cover letter that will go in the mailout soon. He hopes it will be a gentle reminder and that property owners will clean up their carports and porches without any further action needed from the Board. . Mark stated a simple way to stay in compliance with our Deed Restrictions is to keep areas visible from the street clean, uncluttered, and mowed. . Such unsightly or unkept properties devalue all of our properties.
- Contingency /Reserve Fund, January CD Renewal – Mark stated we're one catastrophe from having \$0.00 in the bank. A major storm taking out all or part of the bulkhead or fishing pier could very well deplete all of our current CD and annual funds. We're trying to think forward and have reserves available should such an event happen. The CDs are currently earmarked for maintenance or replacements of our many amenities projected to be used over several years. Doug mentioned adding \$1,000 to our reserve fund CD coming due 1/1/2026. Linda made a motion, approved by the board, to add \$1,000 from our operating checking account to the balance of our reserve fund CD maturing 1/1/2026. This will roll into a new 12-month term CD maturing 1/1/2027.
- Incremental vs One-time Rate Increase of Annual Maintenance Fee for 2027- The 2026 budget was reviewed. The idea of a \$5 per lot increase to the annual maintenance fee was discussed. A fee increase would need to be reviewed and voted on at next year's annual property owners meeting in June. The amount of increase and possibly having the increase be a percentage of the maintenance fee were discussed. It was decided to continue to research additional cost and expense information and review the information at upcoming board meetings to prepare this topic for the annual meeting.
- Clubhouse Plumbing Freeze Procedures – Doug reminded everyone about the checklist he had previously created and is posted in the office. This includes shutting off the water and closing the restrooms during freezing temperatures. Mark suggested keeping the restrooms open as much as possible for folks using the playground or fishing pier, while keeping an eye on the temperatures.
- Christmas \$100 Bonuses for Contractors – Doug suggested giving the bonuses again and made a motion to do so and Linda 2nd the motion.
- Christmas Decorations – Gwen has yet to contact the volunteers and will do so asap. Blanda Holloway agreed to volunteer as well. Gwen mentioned she will be sure to get extra keys made too for the key lock box so all members will have access.

Approval of Architectural Forms:

The Board reviewed three approved requests for re-painting a house and a fence & gate project.

Open Forum with Property Owners:

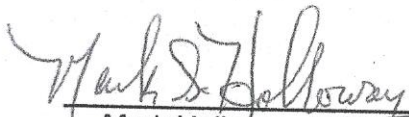
Rich Booth asked about the interest rate on the CDs and Doug said it varies but is around 2.25%. He also asked if we thought of using stocks or mutual funds. Doug stressed the main criteria is so that we do not lose money. Rich mentioned that one of the swings in the playground is messed up and "deformed" due to weathering and will donate some new ones for us to use. Mark will check the chains and see what's needed. Rich inquired whether one company could provide trash services to eliminate the big truck traffic. It was previously addressed and decided that we don't have the authority to force property owners to use only one company. He also asked if it should be required to submit an improvement request for a security light placed in the easements so there's no conflict with neighbors over the extra lighting. The board agreed that it would be a neighbor issue over the lighting.

Executive Board Session:

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


Next monthly board meeting: January 6th at 6:30pm


Motion to adjourn at 8:48pm by Mark, and all members were in favor.


Mark Holloway, President

Absent
Russell Sims, Vice President


Doug Fields, Treasurer


Linda Earls, Secretary


Rod Weis, Member at Large