

Bridgepoint Civic Association (BCA) Membership Meeting Minutes
June 19, 2017
6:00 PM

Wayne Cross, President of BCA, called the meeting to order at 6:10 PM on June 19, 2017. The meeting was moved from the Willis Community Center to the Browder Community Center. 23 residents and all 5 BCA Board of Directors (BOD) members were present. Total attendance was 28 people.

Old Business

Wayne asked Bob McAnulty, Secretary of the BCA BOD, to read the minutes of the April 17, 2017 BCA membership meeting. Bob explained that the minutes of the April meeting had been read in the unofficial May meeting. The meeting was unofficial, because the BCA BOD lack a quorum. Additionally, Bob stated the notes from the unofficial May meeting have been uploaded to the BCA website. Rick Soltys made a motion to suspend reading of the April meeting minutes, motion was seconded by Al Trull, and the motion carried unanimously. Further, Scott Taylor made a motion to accept the April minutes as rendered, motion seconded by Rick Soltys, and the motion carried unanimously.

Scott Taylor, Treasurer of the BCA BOD, presented the financial report as follows:

1. There is 1 unpaid 2017 annual dues assessment yet to be collected. Scott contacted this resident, who apologized for late payment, and assured Scott payment would be forthcoming.
2. Scott handed out copies of the BCA Income Statement and Balance Sheet as of June 19th to everyone present at the meeting. Scott still feels there is sufficient cash to fully fund the 2017 budget.
3. Scott stated that he intends to post quarterly financial statements to the BCA website. So financials for the second quarter of 2017 will be posted to the website in July.

For the ACC report, Wayne stated that Dan Narsh, Rick Stanaland, and Pete Peterson had all resigned from the ACC. Patty Vogel, the other member of the ACC, has not resigned as of this meeting date. Pete requested nominations from the floor for ACC replacements. Monica Stanley nominated Billy Stanley to the

ACC. Pete made a motion to accept this nomination, Monica seconded the motion, and the motion carried unanimously. Wayne made a plea for additional nominations or volunteers to serve on the ACC. Wayne also thanked the resigning ACC members for their service.

For the Garden Club report, Wayne thanked Lynell Soltys for maintaining the subdivision entrance. Others expressed appreciation and concurred that the entrance looked beautiful.

Lynell stated the following: mulch needs to be spread in the front entrance beds, the irrigation system needs to be repaired, and the fountain does not work.

Wayne and Mike McDaniel volunteered to evaluate how much mulch will be needed to cover the beds. After the evaluation, Mike and Wayne will form a work team to spread the mulch.

Further, Wayne and Mike will evaluate the irrigation system, and they will find someone to make the necessary repairs. BCA resident Mickey Leverette, who was asked to repair the system, has not had time to make the repairs.

Three items on the agenda were tabled for further evaluation as follows:

1. Vote per lot issue.
2. Subdivision lighting.
3. Born/Owen request for boat ramp issue.

The next agenda item was the deed restriction update. Wayne solicited comments from the residents for prospective changes. Pete explained that the 2 versions of the deed restrictions are different in subtle ways creating ambiguities on several issues. The different versions need to be merged into one document, reviewed by an attorney, and voted upon by the BCA membership. Robert Taylor suggested an attorney that is familiar with this situation to review the combined deed restrictions.

The next agenda item was the magnitude of the John Hudson dues assessment for annual maintenance fees. There was much discussion about this issue. The consensus of those present was that John owed the full \$216 annual dues assessment for past years and prospectively.

The consensus was that the judge in the previous lawsuit on this issue ruled that John Hudson was part of the subdivision; however, the judge did not rule on the magnitude of the assessment. The BCA bylaws allow the residents of the subdivision to set the assessment at any level. So the consensus of the residents was to assess John Hudson and all others not paying the \$216 per year to pay this full amount. The BCA intends to elicit a vote of the BCA membership in the Fall to require all residents in BCA to pay \$216 per year.

So the residents decided to not vote on John Hudson's offer to accept a lesser fee. Instead, Monica made a motion to have Scott Taylor approach John Taylor with the facts gleaned above. Kris seconded the motion, and the motion carried unanimously.

Darby sought the advice of an attorney with whom he has a relationship. Darby provided the attorney with the relevant documents for evaluation. This attorney's opinion reinforces the consensus above that John Hudson owes the full \$216 annual assessment.

Wayne noted that there will be no BCA meetings until September.

The BOD recommended that the ACC refund 100% of the deposit for applications for property modifications after the property owner completes the modifications according to the ACC authorization. Presently, the ACC keeps \$50 dollars of the \$500 deposit for a processing fee. As discussed in prior meetings, the BOD thinks this is unnecessary. If the BOD requires additional revenue, then it should come from an increase in the annual dues assessment.

Mike offered a motion to accept this proposal, but he thought the effective date should coincide with the date the new BOD took office or 01/01/2017. Mike offered a motion to accept the elimination of the \$50 processing fee, but to make the effective date 01/01/2017. Mike's motion did not receive a second.

Kris Knobles made a motion to accept Mike's motion except with an effective date of 06/01/2017. Dan seconded the motion, and the motion passed unanimously.

Dan Narsh recommended that the BCA hire a management company to replace the ACC. Much discussion both pro and con ensued relative to the recommendation. Dan suggested the BOD get bids from management companies.

Paul Hogan recommended that the BCA institute a recycling program for the subdivision. The BOD agreed to publish phone numbers for companies willing to pick up recyclable material.

Wayne requested a motion to adjourn. Mike made a motion to adjourn, seconded by Rick, and the motion carried unanimously. Meeting was adjourned at 7 PM.

Respectfully submitted,
Bob McAnulty, Secretary of the BCA BOD