

Bridgepoint Civic Association (BCA) Membership Meeting Minutes
November 14, 2017
6:00 PM

Wayne Cross, President of BCA, called the meeting to order at 6:00 PM on November 14, 2017. The meeting was held at the Willis Community Center at 109 Mink St. in Willis, TX. Eleven residents were present and 4 board members. One board member was absent. Total attendance was 15 people.

Wayne called for the reading of the minutes of the October BCA meeting. Mike McDaniel made a motion to waive the reading of the minutes and accept them as rendered. Al Trull seconded the motion, and the motion was approved unanimously.

In previous meetings, residents and board members discussed the possibility of hiring a management company to perform all or some of the functions of the Architectural Control Committee (ACC) and enforcement of the BCA deed restrictions.

Darby Theilen volunteered to investigate this possibility. And in that context, Darby invited Sue Ann Wake, owner of Wake Property Management (WPM), to make a presentation to the BCA. WPM is a small business started in 2004 by Sue Ann. She and a couple of part-time employees manage several subdivisions.

She is very flexible in providing services. She can provide minimum service or robust service. She provided a proposal for BCA which is attached and part of these minutes. Her initial bid for management of the ACC and enforcement of deed restrictions is \$150/month.

The BCA Board of Directors will continue to evaluate this possibility and other possible providers. This subject will be on the agenda and possibly be put to a vote in 2018.

Current financial statements were distributed. Scott Taylor, BCA Treasurer, was unable to attend the meeting and provide commentary, so there was no discussion of the statements.

Wayne offered thanks for the volunteers who installed the Christmas lights at the entrance to the subdivision. BCA previously paid a contractor to install the lights, so the volunteers saved the BCA these annual costs.

Mike McDaniel commented on the repairs needed on the boat launch. Mike stated that 2 buoys, the gate chain, and the pier need to be replaced or repaired. The Board will evaluate, discuss and make recommendations to the BCA.

Residents expressed concern over the size of some of the burn piles in the subdivision as a potential fire hazard. The Board will include a warning about this issue to residents in the next BCA newsletter.

There was a much discussion about deed restriction compliance and enforcement. There are several non-compliance issues which need to be resolved. Many of these issues are being addressed by the ACC, but some of these issues are more complicated than others.

Mike McDaniel asked if all ACC requests for property modifications have been accompanied by the required \$500 deposit. Since Scott was unable to attend the meeting, the question will be referred to Scott for an answer.

A BCA resident owns the 2 lots on 1097 at the entrance to the subdivision. A question arose about how the widening of 1097 will impact these properties and possibly financially affect the BCA. The possible destruction of the frontal fence and destruction of the entrance façade were at issue.

After no further discussion, Wayne requested a motion to adjourn. Mike McDaniel offered a motion to adjourn, motion was seconded by Lynn Vogel, and the motion carried unanimously.

The meeting adjourned at 7PM.

Respectfully submitted,
Bob McAnulty, Secretary of the BCA Board of Directors