

Bridgepoint Civic Association (BCA) Membership Meeting Minutes
January 15, 2018
6:00 PM

Wayne Cross, President of BCA, called the meeting to order at 6:07 PM on January 15, 2018. The meeting was held at the Willis Community Center at 109 Mink St. in Willis, TX. Thirty-five residents were present and all 5 board members. Total attendance was 40 people.

Bob McAnulty, Secretary of the Board of Directors (BOD), read the minutes of the November 2017 BCA meeting. There was one correction which needed to be made. Steve Merrill offered a motion to accept the minutes with the one correction. Lynell Soltys seconded the motion, and the motion carried unanimously.

Scott Taylor, Treasurer of the BOD, presented the financial statements. The total assets of the BCA were \$19,506. This was before the majority of the 2018 fees have been collected.

Scott explained that he had not yet prepared the 2018 BCA budget. He assured attendees that he would prepare the budget and post to the BCA website, and that he would present the budget in the next BCA membership meeting.

Scott addressed the confusion surrounding the Estates' annual fee. The bylaws state the annual fee is \$300 per year; however, the Estates residences have voluntarily paid \$400 in prior years to keep their bank account from going negative. Scott feels compelled to invoice \$300 to comply with the bylaws, but Estate residences can voluntarily pay \$400.

Wayne offered gratitude for the crew who took down the Christmas decorations.

Wayne opened up the meeting to the membership for concerns. Lynell requested permission to kill the large vine which is growing into a tree in the boat ramp area. Lynell, who is a master gardener, assured the BCA membership that her methods would not harm the tree. The consensus was to endorse Lynell's methods to kill the vine before the vine destroys the tree.

Paul Hogan on behalf of his neighbor requested that the next BCA newsletter contain a warning about irresponsible usage of 4 wheelers in the neighborhood. Wayne agreed to address this issue in the next newsletter.

The vote count for the open BOD seat was announced by Wayne. The count was 31 votes for Kris Knobles, ten abstentions, and no write-in votes, so Kris Knobles is duly elected for a 3 year term of the BCA BOD. The vote count was conducted by Teresa Trull and Celia Hogan and supervised by Darby Theilen. Kris Knobles introduced herself to the BCA membership.

Celia Hogan requested that Scott prepare a year-to-year comparison of all financial statements. Scott agreed to incorporate this into his presentation of financials.

Paul Hogan asked for an explanation of what needs to be done to repair the boat ramp area. Wayne explained that the dock boards need to be replaced, because the boards are rotting and the ends of the boards are curling up. Paul agreed to screw down the curling boards until the BOD can commission a volunteer crew to replace the decking. Wayne estimated the cost of a permanent deck replacement at \$1500.

Scott Taylor discussed the BCA property that the BCA owns at the east end of the canal. The BCA pays a nominal property tax amount for this property which is underwater. Scott recommended that the BCA continue to own this property despite the fact it is underwater.

Wayne commended Lynell Soltys for her diligence in maintaining the front beds. Lynell commented that she will continue to maintain the front beds as soon as the weather turns warmer.

Paul Hogan commended the BOD for its efforts in 2017.

Wayne requested a volunteer for the Architectural Control Committee (ACC). He prefers someone who lives on the water since the 2 active ACC members are on interior lots. Al Trull conditionally volunteered to serve on the ACC subject to a conversation with the BOD.

Pete Peterson explained that he had made an attempt to combine the 2 versions of the deed restrictions. His attempt, which he explained is subject to legal review, is posted on the BCA website, and he invited BCA members to review and comment.

The Dunns complained about the BCA having 2 post office boxes which is confusing. Scott acknowledged that this is confusing; however, Scott has requested the post office forward all mail from the new mail box to the old mailbox. The post office is doing this, but Scott will cancel the new mailbox to avoid future confusion, and this will be communicated to the BCA membership in the next newsletter.

The Dunns want to know the results of the recently conducted BCA straw poll, so those results will be compiled and communicated to the BCA membership in the next newsletter.

The Dunns complained about the BOD's policy of only allowing one vote for houses straddling more than one lot. The BOD will address this issue.

The BOD went into executive session to elect the slate of officers for 2018. The executive session lasted 10 minutes and following was the result of that meeting including a brief summary of the responsibilities of each BOD member:

1. Darby Theilen, President - set meeting agendas, conduct BCA meetings, publish periodic BCA newsletters, provide leadership
2. Pete Peterson, Vice-President - substitute when president is unavailable, identify and coordinate all activities related to BCA's property (landscaping, irrigation system, mowing contractor, boat ramp)
3. Scott Taylor, Treasurer - prepare suite of financial statements, pay all legitimate invoices rendered to the BCA, prepare and monitor BCA annual budget
4. Bob McAnulty, Secretary - issue all official notices, prepare minutes of all meetings, retain all non-financial BCA records
5. Kris Knobles, unassigned office - act as liaison with the ACC or ACC contractor, bring troublesome ACC issues to the BOD with recommendations, act as meeting facilitator at BCA membership meetings

Darby took over as President, and he requested a motion to adjourn. Wayne offered the motion. The motion was seconded by Rick Soltys and passed unanimously.

The meeting was adjourned at 7 PM.

Respectfully submitted,
Bob McAnulty, Secretary of the BCA BOD