

Bridgepoint Civic Association (BCA) Membership Meeting Minutes
February 19, 2018
6:00 PM

Darby Theilen, President of BCA, called the meeting to order at 6:00 PM on February 19, 2018. The meeting was held at the Willis Community Center at 109 Mink St. in Willis, TX. Forty residents were present and all 5 board members. Total attendance was 45 people.

Bob McAnulty, Secretary of the Board of Directors (BOD), read the minutes of the January 2018 BCA meeting. There was one correction which needed to be made. Scott Taylor offered a motion to accept the minutes with the one correction. Pete Peterson seconded the motion, and the motion carried unanimously.

Scott Taylor, Treasurer of the BOD, presented the financial statements. The total assets of the BCA are \$32,384. There are still about \$5,000 in uncollected fees for 2018.

Scott presented the 2018 BCA budget. The 2018 budgeted expenses are \$23,580, and the budgeted revenue is \$19,800. The BCA has sufficient reserves to cover this projected deficiency. There were questions and discussion over the 2018 budget. Pete made a motion to accept the 2018 budget as presented. Kris Knobles seconded the motion, and the motion carried unanimously.

Kris presented the Architectural Committee (ACC) report as follows:

1. 6 deed violation letters were mailed on February 1st.
2. 8 open property modification projects exist in the subdivision. Some of these are passed the 1 year completion threshold.
3. 4 projects are being reviewed, because there are issues with how they were completed.
4. Kris reminded everyone that the ACC has 3 members (2 residents and one non-chairperson board member).

Darby presented the results of the recent straw poll. Here are the results:

1. Question 1 was whether residents wanted the 2 versions of the deed restrictions updated. The question received 28 yes votes and 17 no votes.
2. Question 2 was whether the BCA should increase the property modification deposit to \$500 to dissuade residents from just forfeiting the deposit instead of complying with ACC requests. The question received 18 yes votes and 27 no votes.

Darby stated the BOD, based upon this polling, will move forward with the deed restriction combination. Also based upon the polling, the BOD will not change the property modification deposit.

Darby wants to constitute a committee to combine the 2 versions of the deed restrictions and improve the language. Darby wants representatives from interior lots, waterfront lots, and Estate lots. Darby called for committee volunteers. The following people volunteered:

1. Robert Taylor (interior lot)
2. Kris Knobles (interior lot) Facilitator only
3. Pat Forrester (interior lot)
4. Sandy Curtis (waterfront lot)
5. Lorraine May (waterfront lot)
6. Jim Pruton (waterfront lot)

So the BOD will try to find a volunteer from the Estates to complete the committee.

Darby suggested the BCA hold a few meetings at the BCA boat dock starting in April. He will reserve the Willis Community Center as a backup alternative in case of bad weather. Darby thinks this could increase BCA meeting attendance and involvement. The consensus was that this was a good idea.

Darby enumerated several maintenance items which need to be addressed as follows:

1. The Estates gate is in poor condition and needs refurbishment.

2. The Estates wall is covered with mold and requires power washing.
3. The decking on the boat dock at the BCA boat ramp requires replacement.
4. The fountain at the entrance is a constant maintenance problem.

Darby stated the BOD will deal with these issues this year. As for the fountain, he recommended decommissioning the fountain. The consensus was that the water feature of the fountains should be decommissioned.

Darby stated that, after a cursory legal review of the BCA bylaws, the bylaws do not conform with current State of Texas laws. He further stated the BCA needs to hire an attorney to bring the bylaws into compliance with state law. Scott made a motion to budget \$800 for an attorney to update the bylaws. Kris seconded the motion, and the motion carried unanimously.

Darby recommended the BCA use Brian Fowler as the BCA attorney. Bryan's firm has a good reputation, and his firm specializes in providing legal advice to POA's. Brian's firm provides legal advice to 130 subdivisions, and Darby has worked with him as a board member in a previous subdivision.

Lorraine May presented her concerns about a negative comment made about previous BOD members serving on the ACC. Darby stated that, in his opinion, the subdivision needs to be cohesive and focused. There should be no factions within the subdivision, but all the residents should act in the best interest of preserving everyone's property values. He further stated he had no problem with former BOD members serving on the ACC.

Darby stated there was an issue the BOD needed to deliberate in executive session. So the BOD went into executive session for 10 minutes.

Darby explained that the BOD went into executive session to vote on a property modification request which is shrouded in controversy. He reported the BOD voted 3 to 1 to override the ACC's sanctioning of the controversial request and deny the application and return the deposit.

Janet Westlake suggested the subdivision contract with one trash hauler. Her concern is that with multiple trash haulers, there are always trash containers on the street creating an unsightly appearance. The consensus was that this was a

good idea. Although it will be difficult to get all residents to agree with this, all residents may benefit from a lower monthly fee and avoid the trash containers being on the street every day. The BOD will evaluate this option.

Mike McDaniel wanted clarification on the ACC membership. He wanted to know if the ACC was limited to 3 members and whether all 3 members had to be in agreement on ACC issues. Darby stated our attorney verified that 3 members is the present limit for ACC membership. He further stated our attorney said the deliberations of the ACC must be unanimous. Monica Stanley stated that she was opposed to a unanimous vote of the ACC instead opting for a majority vote of the ACC.

Jane Pruton stated she wants more community news communicated to the residents of the subdivision. She wants news on illnesses or other life events communicated to the subdivision with a view of helping our neighbors during difficult times. The BOD will consider adding this information to the BCA website.

Sandy Curtis, building on Jane's request, stated that her neighbors encountered a recent hard time when there was surgery and family death within the same week. She requested prayer for them. Sandy also stated that early voting started tomorrow, and she encouraged everyone to vote.

Kerry Conkling expressed concern about the ACC being bullied by residents who are at odds with the ACC. She feels this is inappropriate, and that the ACC's attempts to correct deed violations should be respected.

Darby stated he wants to open the BCA meetings with prayer. There was no objection to the proposal.

Darby called for a motion to adjourn the meeting. Scott made a motion to adjourn. Kris seconded the motion, and the motion carried unanimously.

The meeting was adjourned at 7:15 PM.

Respectfully submitted,
Bob McAnulty, Secretary of the BOD

