**Bridgepoint Civic Association (BCA) Membership Meeting Minutes**

**March 26, 2018**

**6:00 PM**

Darby Theilen, President of BCA, called the meeting to order at 6:04 PM on March 26, 2018. The meeting was held at the Willis Community Center at 109 Mink St. in Willis, TX. Fourteen residents were present and 4 board members. Total attendance was 18 people.

Darby opened the meeting with a prayer and the pledge of allegiance to the flag.

Darby explained that the minutes are posted to the BCA website soon after each meeting for review, and the Board of Directors (BOD) is given an opportunity prior to this to make necessary changes. Darby suggested we waive the reading of the minutes, since the minutes take 10 minutes to read. He further suggested that hardcopy minutes be available at all meetings for those who do not use the BCA website. He stated that if anyone objects to his proposal, then the minutes will be read.

Hearing no objection to his proposal, Darby requested a motion to adopt his proposal. Scott Taylor made a motion to accept this proposal, Rick Stanaland seconded the motion, and the motion carried unanimously. Darby then asked for a motion to accept the February 2018 minutes as posted to the website. Pete Peterson offered the motion, Robert Taylor seconded the motion, and the motion carried unanimously.

Darby requested the treasurer’s report. Scott explained that he had picked up the wrong folder for the meeting, so he would have to give the report from memory with no handouts. He stated he would bring the hard copy financial reports to the March 28th town hall meeting for distribution.

Scott stated from memory that the BCA had approximately $30K in the bank. He further stated that approximately $3K remained in unpaid 2018 BCA dues assessments.

Darby requested a motion to accept Scott’s report. Al Trull made a motion to accept the report, Rick Stanaland seconded the motion, and the motion carried unanimously.

In Kris Knobles’ absence, Darby presented the ACC report. He reported a controversial ACC application for property modification has been sanctioned by default, since the ACC failed to provide notice to the applicant within the mandated 30 day approval/disapproval window.

**Old Business**

Darby reported on the following items:

1. Darby wanted feedback on his idea to conduct some BCA meetings at the BCA boat launch. Weather permitting, and with an inclement weather backup of the Willis Community Center, this neutral site would encourage greater BCA attendance. The consensus was that this is a good idea, so the BOD will try out this alternative in the future.
2. Darby encouraged all residents to attend the March 28th town hall meeting at the Willis Community Center moderated by the Deed Restriction Re-write Committee. Robert Taylor will moderate the meeting.
3. Darby reported that the BCA’s attorney is working on the update of the BCA bylaws to bring them into conformity with state law.
4. Darby reported that he will soon decommission the entrance fountains as agreed to in the February meeting. He also reported that Lynell Soltys requested that the sprinkler system be activated since she has planted flowers at the entrance. Rick Stanaland agreed to activate the system.

Pete Peterson reported on the following:

1. Pete stated he had contacted Waste Management, Republic, and Santek numerous times to get a quote for trash hauling for the entire neighborhood. An exclusive BCA trash hauler would prevent trash containers being on the street many days of the week and should yield a better price for all BCA residents. None of Pete’s numerous attempts have received a response, but he is determined to illicit a response from each of them.

**New Business**

1. Darby reported he has the entrance lights working. Darby thanked Butch Neugebaur, Gary Carter, Bill Star, and Mike McDaniel for their help on this project.

**Open Comments**

Darby opened the meeting to BCA residents.

Monica Stanley asked if the ACC decisions on property modification applications need to be unanimous or just a majority of members of the committee. Darby will check with BCA’s attorney to determine the answer to the question.

Sandy Curtis asked how much BCA’s attorney charges. Darby responded with $195/hour. He stated this rate is in line with other attorneys providing this service, and Darby can vouch for this attorney, since his prior POA used this attorney.

Sandy Curtis requested more information about the controversial property modification request discussed in the ACC report. Darby explained that the time expired on the project, so the project was approved on a technicality. The project is complicated in several ways, and the ACC did significant due diligence to assure the project complied with all deed restrictions.

Darby requested a motion to adjourn. Scott offered the motion, Jim Pruton seconded the motion, and the motion carried unanimously.

Darby adjourned the meeting at 6:45PM.

Respectfully submitted,

Bob McAnulty, Secretary of the BCA BOD