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

**April 23, 2018**

**6:00 PM**

Darby Theilen, President of BCA, called the meeting to order at 6:05 PM on April 23, 2018. The meeting was held at the Bridgepoint boat launch. Thirty residents were present and 5 board members. Total attendance was 35 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 as proposed in the March meeting. Kris Knobles made a motion to accept the March 2018 minutes as posted to the BCA website ([www.bridgepointca.org](http://www.bridgepointca.org)). Pete Peterson seconded the motion, and the motion carried unanimously.

Scott Taylor presented the financials as of April 23rd. He highlighted the BCA’s total assets of $37K. He stated the assets are all cash except for approximately $2K in accounts receivable. The $2K in receivables represents about 9 unpaid 2018 dues assessments.

Kris Knobles presented the Architectural Control Committee (ACC) report. She stated the ACC has 2 new requests for property modifications – one for a fence and one for a pool. The ACC issued 5 new letters for deed restriction violations.

**Old Business**

Robert Taylor reported on the activities of the Deed Restriction Re-write Committee. He stated 3 members of the committee had resigned, but the committee was able to recruit 3 new members. The reconstituted committee will hold its next meeting on Wednesday, April 25th.

Pete Peterson reported on his attempts to secure one trash contractor for Bridgepoint. He stated he has made numerous calls to the current 4 contractors to elicit bids for the entire neighborhood. The catalysts for his efforts are to reduce the frequency of large trucks in the subdivision, reduce number of days trash containers are on the streets, and elicit a better price. The only one of the existing trash contractors which is a possible option is OFS. Pete is awaiting a bid from OFS.

Pete reported on his efforts to have repairs performed on the Estates gate. There was discussion about what needs to be done to the gate. Dan Narsh agreed to poll the Estate’s residents to glean what their gate repair expectations are.

Patti Vogel asked about the status of hiring a contractor to perform deed restriction enforcement for the ACC. Darby stated that there was not much interest in this initiative which was confirmed by the Deed Restriction Re-write Committee’s survey. There was discussion, both pro and con, about this issue.

**New Business**

Darby stated the BCA’s summer recess will commence after the May meeting. The meetings will commence again in September. Further, Darby stated that the May meeting will also be at the boat launch if there were no objections. There being no objections, Darby stated the May meeting will be held at the boat launch with the Willis Community Center being reserved for an inclement weather backup venue.

Per the agenda, the BOD had an offline discussion with Leverette and Clemons about requested variances from the deed restrictions. While the BOD did not offer the parties feedback on their request, the BOD did agree to discuss with the ACC. The BOD assured the parties that the request will receive an answer before the May BCA meeting.

**Open Floor For Residents**

Michelle Plaskett asked about a potential change to the bylaws mandating term limits for the BCA Discussion ensued, and Rick Soltys stated the state legislature is considering a law that would mandate HOA BOD term limits. Darby stated he would discuss this with the BCA’s attorney and report back to the BCA in the May meeting.

Pete Peterson stated that the by-laws are subordinate to the deed restrictions and changeable by BOD vote alone.  Term limits should be included in deed restrictions, and accordingly, would require a favorable two-thirds vote of the BCA.

There being no more discussion from the membership, Darby requested a motion to adjourn. Scott Taylor offered a motion to adjourn. The motion was seconded by Bob Crews, and the motion carried unanimously.

The meeting was adjourned at 6:50 PM.

Respectfully submitted,

Bob McAnulty, Secretary of the BCA BOD