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

**September 24, 2018**

**6:01 PM**

Darby Theilen, President of BCA, called the meeting to order at 6:01 PM on September 24, 2018. The meeting was held at the Willis Community Center. Twenty-one residents were present and 5 board members. Total attendance was 26 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 review and make changes. Darby suggested we waive the reading of May 2018 minutes if there is no objection. There was no objection, so Pete Peterson made a motion to accept the May 2018 minutes as posted to the BCA website ([www.bridgepointca.org](http://www.bridgepointca.org)). Bob McAnulty seconded the motion, and the motion carried unanimously.

Scott Taylor presented the financials as of September 24th. He stated that BCA has $23,829 in cash. He stated that he prepares a full set of financials quarterly. So soon after September 30th, end of third quarter, he will upload the third quarter financial to the BCA website.

Dan Narsh presented the Architectural Control Committee (ACC) report. He stated that many of the residents of Bridgepoint, like himself, have purchased their final home. So Bridgepoint is, to many of its residents, an important part of their retirement years. He stressed that making Bridgepoint a quality subdivision is important to many residents.

Dan also stated that the 4th quarter of this year will be very busy for the ACC, since there are going to be a couple of new constructions along with the deed restriction violations and the deed restriction update initiative.

**Old Business**

Robert Taylor reported on the Deed Restriction Update Committee survey results.

He reported that there are 79 lot owners in Bridgepoint, and they own 96 lots. The committee was able to achieve a 95% participation rate with the lot owners. Sixty-four yes votes is the minimum number to change the deed restrictions.

Here are the results of the survey:

1. Do not allow short-term rentals – 66 yes
2. Remove cap on lot assessments – 67 yes
3. Restrict location of non-resident buildings on lots – 58 yes
4. Change fencing requirements – 66 yes
5. Allow imposition of specific fines for deed restrict violations – 61 yes
6. Update archaic, irrelevant language in deed restrictions – 68 yes

Some or all of these initiatives will be put to a vote of the BCA soon. Darby commended this committee for the significant and thorough work which was successfully undertaken.

Darby reported on the new “No Outlet” sign installed near the entrance to the subdivision.

Darby reported that the Estates gate has been refurbished by “The Do-Gooders” at no cost to the BCA.

The “The Do-Gooders” also recruited a team of 11 volunteers to work on the boat dock. Darby commended “The Do-Gooders” for the significant contribution they make to the subdivision.

The Bridgepoint Womens Club has agreed to paint the dock after the decking is replaced.

**New Business**

Darby introduced 2 new members of the Architectural Control Committee (ACC) who will join Billy Stanley on the committee. The 2 new appointees are Dan Narsh and Robert Taylor. Darby called for a vote of the BOD to empanel the 2 new appointees. The 5 member BOD voted unanimously to empanel the 2 new members of the ACC.

Darby stated the ACC is actively enforcing the deed restrictions. He stated he recently signed 2 deed restriction violation letters. Additionally, he stated he recently sanctioned initiating legal proceeding against a resident who has ignored several pleas to rectify a deed restriction violation. The legal fees for these proceedings will be charged to the homeowner’s account.

Darby asked Paul Hogan to report on the acquisition of decking materials for the boat dock. Paul has requested 3 bids for treated wood decking, but he has not received all of them yet. Paul reported that an alternative to wood is Trex – a faux wood plastic material with a much longer life than wood. Paul stated this alternative will cost $1500 for the entire dock. He also stated that no painting will be necessary if we decide on Trex.

**Executive Session**

The BOD went into a 10 minute executive session to discuss 2 topics. No votes were taken.

**Open Floor For Homeowner Concerns**

Darby opened the floor for homeowner concerns.

Al Trull questioned a deed restriction document that he found on the BCA website. The deed restriction language implied the BCA could take your house for unpaid fees accrued to your property. Pete explained the document in question was a working document with multiple edits which was put on the website last year in the infancy of the deed restriction update initiative. Darby explained the document is not relevant and will be removed from the website.

Lynell Soltys thanked the BOD for cleaning up and maintaining the lot across the canal from her property. Darby explained that the BCA did the initial cleanup, for which the lot owner has been billed. However, the lot owner began maintaining the lot after the initial cleanup.

Janet Westlake asked what can be done about the property in Kleinman Estates (KE) which has about 300 feet of unobstructed exposure to the canal leg of JBK. The lot is totally cluttered with equipment and is an eyesore. Darby said he would write a letter to the president of the KE BOD requesting they intercede in cleaning up this eyesore.

Al Trull asked what the BOD is doing in anticipation of the subdivision entrance modification. Darby stated that Bridgepoint is in phase 3 of the 1097 paving project, and it will be years before the BOD will have to deal with this.

Walt Plaskett reminded everyone to report to Lake Conroe Association (LCA) your inability to launch your boat because of low water. Scott volunteered to compile a list and report to LCA.

Michelle Plaskett thanked Scott for successfully protesting BCA’s property taxes.

Jamie Ivy reminded everyone that October Fest is scheduled for October 27th. The format will continue to be a chili cook-off. Jamie wants this information included in the next newsletter.

Darby asked if there were additional comments. There being none, Darby requested a motion to adjourn. Scott made a motion to adjourn. Dan seconded the motion, and the motion carried unanimously.

The meeting was adjourned at 6:50 PM.

Respectfully submitted,

Bob McAnulty, Secretary of the BOD