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

**October 22, 2018**

**6:00 PM**

Darby Theilen, President of BCA, called the meeting to order at 6:00 PM on October 22, 2018. The meeting was held at the Willis Community Center. Seventeen residents were present and all 5 board members. Total attendance was 22 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 the September 2018 minutes if there is no objection. There was no objection, so Scott Taylor made a motion to accept the May 2018 minutes as posted to the BCA website ([www.bridgepointca.org](http://www.bridgepointca.org)). Kris Knobles seconded the motion, and the motion carried unanimously.

Scott Taylor presented the financials as of September 24th. He stated that BCA has $23,648 in cash and total assets of $25,064. He further stated Y-T-D expenses are running a little bit more the last year. The cause of increased expenses versus last year is mowing cost and legal fees. Kris Knobles made a motion to accept the financial statements. Pete Peterson seconded the motion, and the motion carried unanimously.

Dan Narsh presented the Architectural Control Committee (ACC) report. He stated the ACC has received 3 new property modification requests. One is for the drilling of a water well, and the other 2 are requests to build homes on vacant lots.

**Old Business**

1. Darby explained that the Deed Restriction Rewrite Committee is presently stalled. Darby submitted the 7 deed restriction update proposals to the attorney to provide the correct legal wording before submitting to the BCA for a vote. Our attorney’s wife has recently had serious health issues which has prevented our attorney from completing the work.
2. Paul Hogan reported on the impending boat dock repairs. He reported that the job was too small to interest contractors. So he proposed BCA form a team of resident workers to make the repairs. Replacing the decking with marine treated wood will cost $1800. Replacing the decking with a plastic faux wood (Trex) will cost $3600. Of course, the Trex will last much longer than the wood, and requires no maintenance. Additional costs may be forthcoming after the lake water level drops enabling us to evaluate any repairs on the sub-decking.
3. Darby reported that the confusing deed restriction document on the BCA website has been removed.
4. Darby reported he followed-up with the Kleinman Estates (KE) POA about the cluttered property that backs up to the canal run of JBK. The POA representative told Darby the Kleinman residents are also upset with the cluttered property, but since there are no deed restriction in KE, there is nothing that can be done.

**New Business**

1. Darby reported that Octoberfeast is Saturday, October 27th. The highlight is a chili cook-off. The event starts at 4 PM, and the chili judging starts at 4:30 PM.
2. Darby reported that the lake level is at 201.45.
3. Darby asked if the “Do Gooders” will be able to hang the Christmas lights again this year.
4. The “Do Gooders” agreed to hang the lights again this year, although some new strings of lights may be needed. Ellen Taylor volunteered to feed the “Do-Gooders” on the day they hang the lights. Wayne Cross, who has been storing the Christmas lights, requested that the BCA find a new storage facility for the lights. Rick Stanaland volunteered to store the lights. Dan Narsh said the “Do Gooders” will hang the lights the last week of November or the first week of December.
5. Darby requested nominations from the floor for 2 BOD seats which will be open in January 2019. Scott Taylor nominated Darby Theilen, and Darby agreed to run for re-election. There were no other nominations from the floor. Robert Taylor suggested we request nominations from BCA via a newsletter. Kris Knobles volunteered to publish a newsletter this week with a specific plea from BCA for BOD nominations.

**Open Floor To BCA Members**

Someone questioned what the stakes were for in our entrance floor bed. Pete Peterson explained the State of Texas is doing preliminary surveying to determine how much property the State will need to purchase for the 1097 widening project. Pete emphasized BP is in the third phase of this project, so BP will not be affected by the project for several years.

Someone else suggested we pull the unsightly stakes out of the flower bed. Darby said we could remove the stakes, but that we should check with Mike Meador before pulling them.

There being no further questions from the floor, Darby requested a motion to adjourn. Scott Taylor made a motion to adjourn. Wayne Cross seconded the motion, and the motion carried unanimously.

The meeting was adjourned at 6:30 PM.

Respectfully submitted,

Bob McAnulty, Secretary of the BOD