

Bridgepoint Civic Association (BCA) Members Meeting Minutes
February 18, 2019
6:00 p.m.

Darby Theilen, President of BCA, called the meeting to order at 6:00 p.m. on February 18, 2019. The meeting was held at the Willis Community Center at 109 Mink St. in Willis, Texas. Eleven residents were present and all 5 board members. Total attendance was 16 people.

This was the first meeting with the newly elected board members. Darby asked if everyone had reviewed the minutes from the last meeting posted on our Bridgepoint Civic Association website and if there were any corrections to be made. There were no corrections. Scott Taylor made a motion that the minutes be accepted, Pete Peterson seconded the motion, the motion carried unanimously.

Bob McAnulty, our previous BCA Secretary, through Darby Theilen, stated that the minutes of the meetings between 1/1/2016 and 1/1/2017 were not provided from his predecessor. He wants the notes below entered into the record:

Minutes from the meeting on December 9, 2016:

- 1) Wayne Cross – President for 1 year
- 2) Darby Theilen – Vice President for 2 years
- 3) Scott Taylor – Treasurer for 3 years
- 4) Bob McAnulty - Secretary for 2 years
- 5) Pete Peterson – Unassigned for 3 years

Scott Taylor made a motion that the minutes be accepted, Pete Peterson seconded, the motion carried unanimously.

Scott Taylor made a motion to accept the above indented notes from December 9, 2016, be accepted into the record, Pete Peterson seconded, the motion carried unanimously.

Scott Taylor, BCA Treasurer, presented the financial statements. The BCA's total assets are \$40, 897.78. Total 2019 maintenance fees collected is \$15,714.00. There will be an 18% interest penalty applied to residents that are delinquent on paying their annual dues. Notice of this late fee is printed on the invoice for dues that were sent to each property owner. Jim Prutton made a motion to accept this report, Darby Theilen seconded, the motion carried unanimously.

Dan Narsh presented the Architectural Control Committee (ACC) report as follows:

Two projects were completed since the last report. Two more projects were proposed, approved and are under construction. One project was denied as it did not meet county requirements for distance from a septic system for a water well.

OLD BUSINESS:

Deed Restriction Rewrite – Darby Theilen stated that he sent the lawyer an email last week. He called his office and learned that the lawyer's wife was in a bad car accident in Dallas and that the lawyer was out of town dealing with this incident. Darby will give the lawyer another two weeks to respond.

OPEN BUSINESS:

Darby Theilen - Dock Repairs – have not been forgotten about. We will be working on it. Dan Narsh said that in researching the cost for building his dock, if you use wood it would cost about \$3500, with

maintenance being required every two years. If you build with TREK, it would cost \$6,500 to \$7,000 with a 25 year warranty.

Robert Taylor stated that the lake would have to be down to work on it.

Darby Theilen said that we will submit this for discussion in an open forum.

NEW BUSINESS:

Darby Theilen – What do we want to accomplish in the neighborhood during 2019?

General Discussion:

- Anything from Mike Meadow on roads or signs?
- Front entrance fence needs to be painted (Lynell Soltys)
- Change square posts in front fence to look like the other posts (Pete Peterson/Steve Merrell)
- Check on lights at front entrance (Rick Soltys)
- Repairs to boat ramp dock and bulkheads using either wood or TREX.
- Due to high cost of these repairs, would anyone in the neighborhood be willing to donate money to do that? (Rick Soltys) Or a special assessment could be used (Robert Taylor)
- Once we get a vote, we can decide which way to go. (Darby Theilen)
- Terry Bordonaro donated Christmas lights to the neighborhood which saved us a good \$400. (Dan Narsh)
- Where are the Christmas lights and decorations being stored? In Rick and Kris' barn. I have a bunch of stuff that needs to be stored that has to do with the neighborhood get togethers such as Easter, Fourth of July and the Fall Festival (Jamie Ivie)
- Maybe we should have our own storage for the neighborhood. It would be good to have one place so different people could have access to it. (Kris Knobles)
- Update on Kleinman Air B&B – It is up for sale and the neighbors have a suit pending against them. (Jim Prutton)
- Need lights on the front part of JBK. The street lights would be on the road right-of-way which is county property. The county would decide where to place the poles. (Robert Taylor made the comment. Pete Peterson will look into the right of way associated with light poles)
- Time to call the county to have them come out and retrench ditches so that we have better drainage. (Pete Peterson)
- Street cement in front of Dawn Petty's house is starting to sink. County may need to look at it. (Steve Merrell)

Darby Theilen – list of things to do:

1. Check on street section sinking in front of Dawn Petty's house.
2. Pete Peterson to look into ability to put up street lights on front part of JBK. Have easement/right-of-way verified with county.
3. Replace front wood fence slats on east side, possibly using a section from the far end of the west side.
4. Replace burned out lights for front entrance.
5. Boat dock – decide on replacing with wood or TREK?
6. Look into storage for the Christmas lights and the things needed for our neighborhood get togethers.
7. Call county about trenching ditches.
8. Look at reworking sprinkler system for front entrance.

Other items discussed:

Jim Prutton - What is the schedule for widening 1097 in front of the subdivision?

Pete Peterson - County will be knocking on our doors when it is our time. We are scheduled to be in the third section of the widening as it moves west. The timing is uncertain. It could take 2 or 3 years, or much longer, depending on money.

Steve Merrell – they have to pay us for the value that they are destroying.

Pete Peterson – As far as the front entrance of Bridgepoint, they have to pay to move it for the redesign. They have to fix the front entrance to our satisfaction with the end result.

Jamie Ivie – Thank Lynell Soltys for the roses up front.

Pete Peterson – We need to figure out how to make these meetings better attended.

Darby Theilen – I think it may be due to miscommunication.

Robert Taylor - Should try to put out an agenda for the meeting prior to the meeting.

Dan Narsh – Do you think there is a problem with the meeting starting time, especially for those who work?

Steve Merrell – Maybe we should send out a questionnaire with questions about a different day and different time? I think the best way to get better attendance is to apprise people of what is going on. 10% attendance is good...

Darby Theilen – last year we had several meetings at the boat dock. It was very well attended at that location. Depending on the weather, we will hold our April meeting at the boat dock. Need to come up with a system to let people know if the location is changed due to weather though.

Scott Taylor – Does anyone know about the sprinklers at the front of the neighborhood? I have been turning them on and off manually.

Steve Merrell – I have a Microgroup System – drip systems works well, is inexpensive, easy to maintain and used ¼ of the water than was used before I installed the system.

Dan Narsh – the timers the sprinklers died due to electrical problems.

Darby Theilen – add sprinklers to the to do list. Put information in our newsletter that we will be looking at adding lighting and working on the fence at entrance.

Scott Taylor made a motion for the meeting to be adjourned, Pete Peterson seconded, motion carried unanimously.

The meeting adjourned at 7:00 p.m.