

Bridgepoint Civic Association (BCA) Members Meeting Minutes
March 18, 2019
6:04 p.m.

Darby Theilen, President of BCA, called meeting to order at 6:04 p.m. on March 18, 2019. The meeting was held at the Willis Community Center at 109 Mink St. in Willis, Texas. 26 residents were present and 3 board members. Total attendance was 29 people.

Scott Taylor, BCA Treasurer, presented the treasurer's report, financials can be found at <https://bridgepointca.org/> Pete Peterson made a motion to accept the treasurer's report, Rick Stanaland seconded the motion. Motion passed.

Dan Narsh presented the Architectural Control Committee (ACC) – Our neighborhood is doing great. It has been a slow month. One backyard project submitted and approved. Another project is in the works and have had papers sent. Darby Theilen appreciated all that the ACC is doing.

OLD BUSINESS:
(Darby Theilen):

1. **Possible sink hole** on JBK
 - a. County came out but it was decided that at this time there is not enough damage to warrant tearing up the street to repair it. They were going to start monitoring it and if it looks like it is getting any worse, they would do something about it. Darby Theilen said that we are going to check this off our list since it is now on the County's list.
2. **Street lights** on the front part of JBK. Several people are interested in lighting it up for safety issues while others do not want additional light pollution. Opinions are varied on this subject. More investigation needed and will keep this on our topic list
3. **Front fence** needs attention – volunteers will spot power-wash to see if they does the trick
4. **Light on the front entrance**. The front entrance was fixed, then it broke. It is a never-ending battle on that.
5. **Boat Dock** – We are going to need to do this. Scott mentioned that they are draining the lake in April by one foot. Then, in August, they will drain it two feet. We are suggesting that at that time we go ahead and get this scheduled. At that point we will get it fixed. The Board is recommending that we do the TREK. We will hire this done. The cost of doing the TREK is \$7,200.
6. **Storage** of Christmas lights and other things for the neighborhood. I have not finished up with that yet because we are looking into a storage building, where we can put it, where more than one person can have access to it and it is accessible....
7. **Drainage and ditches** - There are 13 properties the county deems as needing drainage correction. Most of these properties are on the upper end of JBK. Couple on Hillshire and one on Bridgepoint Street. All but three of these are going to be done with a hand shovel. For those three properties that will require a grade all machine, they said that after they complete the job, you will still be able to mow the ditches. It will be graded out.
8. **Sprinkler system** at the front entrance. Ongoing issue still outstanding

9. **Attendance** -Would like to see increased attendance at the monthly meeting. Agenda to be posted Friday noon prior to meetings (which are the 3rd Monday of each month). Rick Stanaland ordered and placed two signs that say "Meeting Monday" on JBK. Each month Paul Hogan and Rick have committed to place the signs out on Friday's prior to Meetings.

NEW BUSINESS:

2. April 6 we are having the neighborhood Easter picnic. They would like you to RSVP at the website NEIGHBORHOODCONNECT@GMAIL.COM or call Jaime Ivie at 713-569-4876. We hope everyone can attend. Jamie Ivie -everyone needs to bring food. Also I will be sending out an email to signup for signuugenius and you can RSVP there. Darby – we do appreciate all that y'all do for us.
3. Michelle has worked very diligently on the Bridgepoint Community Directory. Right now I have it on pdf. I will send that out to everybody. For those that don't have an email and want a copy tonight, I have about seven of them here. If pdf copy is fine, I can print some copies myself. If you want a printed book, I will go over the costs with Michelle.
4. Darby thanks everyone who helped work on the front entrance. Not just the sprinklers, but the Do-Gooders who spread the mulch.
5. No executive board meeting needed this month
6. Homeowners – Open discussion:
 - a. Dan Narsh – last month we talked about the grey house that is being remodeled. They have been working on it for two or three weeks solid, six days a week. Somebody broke into it and vandalized the sheetrock, the door facings, wrote some uglies on the walls in Spanish including some guy's name. So I called the owner of the property and they were out there today, picking up and cleaning up. So that has been set back.

Scott Taylor made a motion to adjourn. Robert Taylor seconded it. Motion carried.

Footnotes on Old Business topics

2. *Street lights on front part of JBK – we have mixed emotions on this and I am going to have to get some more input from people. We don't have to do it at an open meeting. You can email me. We have about half of the neighborhood that thinks it is a safety issue, that we need to put in another light or three on the front part of JBK. Then, we have people on JBK that don't want the lights up because they want to see the stars and I respect that. Then we have where one person of a household says yes, and the other one says no. I am going to need some input on that because there is no power on the street side of this, so the power would have to come across the utility, onto the front, onto a pole. When we did this at Shadow Bay years back it was about \$500 a pole, they put a meter on each pole. You pay off that meter. Robert Taylor – can I put in a footnote here? If you look at the 1997 plat on our website, specifically the footnotes, it says that there is a 16' utility easement that runs down the right of way that the county has that the road sits on so you can actually run power through that utility easement from either the front of*

the subdivision or down here at the corner where we already have a light and go up that way without going across people's yards. So, if you did not notice that there is a utility easement going down that right of way that could be used going north/south rather than cutting across people's lots going east/west. Darby Theilen – we verified that and we looked into that. Pete Peterson -- the one problem with that is the amount of trenching that would be needed to put in the power line to run the poles the length of JBK. Don't know the cost of running an aerial line from the back to then poles... Darby Theilen – we are not going to table this. We are going to keep digging into this, I am just reporting as we go along here.

- 3. We discussed the front section – I think Lynell wanted us to work on that. I told the board that I don't know a lot about it. I talked to Pete and I talked to Scott. They agreed that after we get into April we would first like to get up there and power spray a 10' to 30' section of it and let's see what kind of shape it is in. Is it something that we need to repaint or is power washing going to be sufficient? Scott and I will do some power washing and then decide. Rick Stanaland – is this part of the fence that will be torn down when they widen 1097? Darby Theilen – I don't have the answer to that. Don't want to spend a lot of money on the fence and then in a year they come and tear it down or move it.*
- 4. Replace the burned out lights on the front entrance or repair the front entrance. We went home from the last meeting and it was done! It was a miracle. I want to thank Bill Star – he and I were supposed to do this together but I was out of town. He graciously did it by himself, spent hours doing it. It was a big cost of \$26 that I am willing to pay so thank you Bill.*
- 5. Boat Dock – We are going to need to do this. Scott mentioned that they are draining the lake in April by one foot. Then, in August, they will drain it two feet. We are suggesting that at that time we go ahead and get this scheduled. At that point we will get it fixed. The Board is recommending that we do the TREK. We will hire this done. The cost of doing the TREK is \$7,200.*
- 6. Christmas lights/neighborhood needs storage – we have not tabled this, we are still working on this.*
- 7. County about trenching the ditches – This also was a Pete Peterson project. He called the city and they came out and it was actually not nearly what everyone would think. There are 13 properties that they are saying that we need to correct some drainage on. Most of these properties are on the upper end of JBK. Couple on Hillshire and one on Bridgepoint Street. All but three of these are going to be done with a hand shovel. For those three properties that will require a grade all machine, they said that after they complete the job, you will still be able to mow the ditches. It will be graded out. No decision has been made on this, I am just providing information. You can look at the paper up front to see which addresses are included in the properties that need drainage work.*
- 8. Sprinkler system at the front. We talked about a drip system up front because if Scott does not turn the water on and off we get this bill that is \$200 or \$300. Steve Merrell did find one leak over on the east side. I think we have a lot of timer issues also. Steve has come up with a drip system but if they are going to tear this up in a year, we would rather just put a pure drip thing in there. Scott came up with an idea if you have well water close to then front entrance, we may ask that property owner to let us use their well water and we will pay them a certain amount each month for the of that water. No decisions have been made. If you have anything that you don't want to discuss in public, you can always call me.*

9. *Attendance – thank you Rick Stanaland for the signs. Paul Hogan will put a sign in his yard each month and we will figure out who will place the sign at the front entrance. My commitment is to get the agenda out by Friday at noon prior to the meeting on Monday. Our next meeting, unless rain occurs, will be held at the boat dock on April 22. If there is a 20% chance of rain or above, plan on attending the April 15 meeting at the Willis Community Center. I will send out an email to everyone if that happens.*