

Bridgepoint Civic Association (BPA) Meeting Minutes
April 15, 2019
6:08 p.m.

Darby Theilen, President of BCA, called the meeting to order at 6:08 p.m. The meeting was held at the Bridgepoint boat dock. 22 residents were in attendance along with 4 board members, making total attendance 26. Meeting opened with a prayer and the Pledge of Allegiance.

Darby Theilen - Meeting notes from March 18, 2019 are posted on our Bridgepoint Association website for review. The only discrepancy was that I originally said that the meeting was going to be on the 21st and the 15th all in one place - and I corrected it. Does anyone have any other corrections that need to be made to the minutes? None. Do I hear a motion to accept the minutes?

Scott Taylor made a motion to accept the minutes, Pete Peterson seconded the motion. Motion passed.

Treasurer's Report by Scott Taylor, Treasurer of BCA

We have \$37, 437.32 in the bank account. We have about \$2,500 that we need to collect. About \$1,500 of that is going to be collected over the next year or so, the rest will probably be collected in the next few weeks. I don't see any problem collecting it, just going to take a little more time. We have quite a few payable deposits, we have \$3,950 that are building deposits that are going to be paid out of that. Any questions for the Treasury Report? None. Pete Peterson made a motion to accept the Treasurer's Report, Jim Prutton seconded the motion. Motion passed.

Architectural Control Committee (ACC)

Dan Narsh – This last month we had two deposits requested and returned.

OLD BUSINESS:

(Darby Theilen)

1. Directory – We had printed out directories specifically for the people who said they wanted a hard copy of the directory and then I sent the directory out to people via email – several of those people need a password so I am going to send it in another format. Does anybody else need a hard copy of the directory? No request.
2. Easter Picnic – how did it turn out?
 - a. Jamie Ivy – it went well. It was a joint effort. Special thanks for the Easter Bunny and the train driver and the photographer.
3. Street Lights – I called Entergy on the streetlight that was on the corner of JBK and Hillshire. I went online and filled out the Entergy online form. I got a response saying that they will be out to fix it. They came out and fixed it.
4. Front Entrance Fence – the section of the fence that is going to be power sprayed. Now that it is warmer, we are going to that before our next meeting in May. We will power wash a section to get a comparison, then I will send out an email to see what everyone thinks. As to whether power washing is sufficient, or if we need to paint the fence.
5. I received an email on the ditches that wanted to be trenched,
Pete Peterson - I responded to them.
Darby Theilen – someone wanted to know what the addresses were and I got with Pete and had him respond to them. Pete has the full list of the addresses that need to be trenched and which ones need to be hand dug. I will publish that next week.

6. Boat Dock – We were going to wait until the water goes down. I just got a total bid of \$7,220. We are going to take a vote because anything over \$2,500 we have to take a vote and it has to be a 50% vote.

a. Scott Taylor - I think if you put the question on the agenda, it is 50% of the people who show up at the meeting, not 50% of the actual membership. Does anyone know that off the top of their head? General Discussion: We got bids for wood, TREK and TREK with Moisture bid all from Lake Conroe Deck. They can come out in two to three weeks and takes a couple of days. The 2 x 12 skirting has to be done when the water level is low. It is just for the “finger dock”. TREK is just for the top of the pier. Someone thought maybe we should get another quote.

b. Scott Taylor made a motion to budget \$7,500 to repair the pier. This motion is not to determine who gets the bid but to put it into the budget.

c. Darby Theilen – we are going to review to see if there has to be a vote of the residents or just a vote of the attendees but we are going to take a vote of the attendees because if that is what it is, we will have the vote where we decide what we are going to do, we don't have to wait until we get together again. The motion has been made. I would have to get a second to vote.

d. Celia Hogan seconded the motion.

e. 20 in favor, 6 against. Motion carried.

NEW BUSINESS:

Darby Theilen – Bridgepoint has a lawsuit against it from a resident. It is a declaration lawsuit. I can't talk a whole lot about it but there is a declaration lawsuit out there. We have not gone to court and we are not going to go to court. The declaration was new deed restrictions compared to old deed restrictions. He is suing saying that they believe they are under the old deed restrictions. We are in negotiations, but we do not have an outcome. So, on a legal basis, that is what I can say about it. We do have an attorney handling it, I put the deed restrictions on hold until we handled this.

Second thing – is anybody interested in going to quarterly meetings, or do you prefer the meeting schedule that we have? Which would be once every three months instead of every month. You know during the summer we take a break and we miss December. It would be five meetings plus special meetings if needed. I will put that on the agenda for next month.

I see no need for an executive meeting.

So now I am going to open the floor to the home owners:

Jim Prutton – I hesitate to bring this up because these are my friends – I look at this lot and I think it needs to be mowed. My question is, are they going to get a letter?

Darby Theilen – The ACC handles that. If you see something that needs to be done, contact the ACC. Robert Taylor mentioned Dan and he have discussed certain lots that need to be mowed and a tree that was struck by lightning that has not been dealt with. Jim Prutton mentioned that the man that lives right outside our subdivision that sells wood, does a real good job at reasonable rates to cut down trees.

Scott Taylor - 1996 deed restrictions specifically lists which lots are covered by it. Not all lots are covered by it. So, the lots that are not covered by it when this was written continue to be covered by the old deed restrictions. The question I have is, has anyone talked to the attorney to ask them if someone is paying the \$216 fee and they have purchased a property since '96, has anyone asked the lawyer if they are under the new or the old?

Darby Theilen – I was advised that if you sign up after 1996 you are under those deed restrictions. Now I can verify that...

Mike McDaniel - That is not how it reads. I think you will find that those lots are not under that amendment. That amendment itself that sets up the bylaw and everything else is operated by this amendment. So, if those individuals are not bound by this amendment, they are really not bound by this board.

Scott Taylor – No, they are bound by this board by the old deed restrictions. The old deed restrictions specifically say that Bridgepoint Association will have a Board and we are that Board. There is no argument on that in my mind. Question I have is which deed restrictions apply.

Mike McDaniel – We probably ought to get that settled because this is the second lawsuit we have had since I have lived here.

Scott Taylor – yes, that is correct. That is why I am bringing it up.

Cindy Greenfield – who maintains our roads? The County. Asking about the dip in the road in front of Peggy's house. Darby Theilen said that someone would contact the county and would report on it at the next meeting.

Jane Prutton – talked about Dave, a minister that moved into our area and could not get any information from our Board at the time. I think that when we get ourselves in order, someone should go to him again and welcome him into the neighborhood and ask him if he would like to join our neighborhood. He wants to be a good neighbor.

Darby Theilen – would we have to get a replat if he wanted to join?

Scott Taylor – we would have to ask the lawyer.

Mike McDaniel – I think what it amounts to is they want to use the boat launch. I think we would have to change our deed restrictions that if their lot is a contiguous lot or a lot that is in our subdivision the three lots that have expressed interest in the past to pay a fee to use the launch.

Scott Taylor – the only way I would personally agree to it is if they actually were brought into the neighborhood under the full deed restrictions, under a full membership. I don't have a problem with them coming in that way, but that is the only way I would agree to it.

General discussion:

- I would think you would have to amend your deed
- We would probably have to replat
- I think you would just have to amend their deed
- If they want to sign an agreement to use the boat dock...
- My guess is when you get down to it, who is going to want to amend their deed?
- I think we would be opening ourselves up to legal action
- If it was done, it would have to be done legally
- My biggest hang up is anything that could ever open up access from here into our roads. In other words, we would do something that would open up access from Kleinman Estates. That would not be good for the neighborhood.

Scott Taylor – I make a motion to adjourn. Robert Taylor seconded. Motion passed.