

Bridgepoint Civic Association (BPA) Meeting Minutes
May 20, 2019
6:03 p.m.

Darby Theilen called the meeting to order. We opened with a prayer and The Pledge of Allegiance. The meeting was held at the Bridgepoint boat dock. All 5 members of the board were present. There were approximately 30 residents in attendance. This was the last meeting of BCA before the summer break. Darby Theilen asked if everyone had a chance to review the last meeting minutes on our website and asked if anyone had any changes. No one had any changes. Scott Taylor made a motion that the minutes from our BCA meeting on April 15, 2109 be accepted. Pete Peterson seconded the motion. Motion carried.

Treasurer's Report by Scott Taylor, Treasurer of BCA

We have \$37,761 in our bank account. Accounts payable is \$3,450. Net income \$15,000 so far this year. Kris Knobles made a motion to accept the Treasurer's Report, Jim Prutton seconded the motion. Motion carried.

Architectural Control Committee (ACC) – Dan Narsh

No new projects submitted. Three deposit checks were requested and refunded.

There is a dead pine tree on Hillshire. It is a big tree to drop. Entergy can top it and drop it. We have to carry off the wood at a cost to the homeowner.

The grey house on Hillshire, the owner will have it on the market in 60 days.

Old Business

Darby Theilen:

- Power washing the front fence was discussed
 - o Robert Taylor – so, basically your recommendation is: after the power washing test, is leave it alone to see if it will survive a couple of more years.
 - o Darby Theilen – that is my suggestion.
 - o Steve Merrell – I make a motion that we don't do anything else to the fence, not even power wash.
 - o Pete Peterson seconded the motion.
 - o All in favor of doing nothing, raise hands (one per household) – Yea – 13. Nay – 7
 - o Motion passed that we don't do anything to the front fence at this time.
- Legal action against the subdivision by a resident.
 - o We are down to one sentence, getting the one sentence correct, then we can make it public what the settlement is. Until then there is nothing I can say because it is still a pending case.
- Neighborhood ditches
 - o There were 11 ditches or so that the County came out and they said that they needed to clean out. Most of them being just a shovel action, three of them needing a grade all. I actually sent an email, bcc, to just the residents that that applied to. Pete Peterson has the list on this. The County would like to come out and do this. You are welcome to do this on your own. A lot of it is shovel work –

either upstream or downstream. If you received an email from me, you are welcome to call Pete and see exactly what the County says needs to be done to your particular property. Some people were not real content with it. There is nothing I can control. It is County property. Pete can probably explain that better than me when you call him.

- Quarterly Meetings
 - o I mentioned it last meeting and I did not have any opposition. On our monthly meeting, unless there is opposition at this meeting, I would like to propose and make a motion that we go to quarterly informational meetings and an annual meeting. If we need a special meeting, as if we need to vote on something, I can call a meeting. I have to give 10 days leeway, no more than 55 days for it to be posted to y'all. I don't think we are going to have to pull too many special meetings. Any discussion?
 - o Scott Taylor – made a motion to go to quarterly meetings with one annual meeting as well. Five meetings per year, with special meetings as necessary. (The Board can call a special meeting or 10% of the residents)
 - o Rick Stanaland – seconded the motion.
 - o Vote (one per household) to go to quarterly meetings – Yea – 14, Nay - 0
 - o Motion carried.

New Business

Darby Theilen –

- Boat dock replacement.
 - o At the last meeting we took a vote for spending up to \$7,200 for a boat dock replacement. There is a lot going on here. I did a lot of research. I had more bids come in. We have three bids now. For a vote, I have to have 10% of the homeowners at a meeting and I have to give 10 to 55 days' notice on a meeting that there could be a vote taken. Both those are covered here. 10% would be 9 and 1/2 homes and we have over that at this meeting. I have had some discussion with people on this. We need to replace this dock. There are two ways we could do it. We can either build it ourselves or pay someone to build it.
- We got three bids of wood and three bids of TREX. The wood goes anywhere from \$4,000 up to \$9,600 just for the wood.
- The TREX runs anywhere from about \$6,960 up to \$10,750.
- The first company I got a bid from was the company that built Dan Narsh's dock.
- The second company let me go look at a deck that the second company built. The third company gave us a bid for TREX Select which is upper midline.
- Dan's builder we got a bid from would use Transcend which is TREX that is like a cool deck for TREX was \$7,220 and has a 25 year warranty. At the hottest part of the day, the Transcend material would be 20 degrees cooler than wood would be. The wood docking on that was \$4,040.
- For the second company the TREX Select (which is not the most expensive and has a 25 year warranty) was \$6,960. The wood was \$4,320.

- None of this is replacing the pilings. The wood is marine treated on the bids...
- We have replaced the dock twice in twelve years. With TREX material, we get a 25-year warranty which is definitely more cost effective. If we are going to replace the boat dock, we have to decide if we are going to do wood or TREX.
- Bids clearly state that warranty is good except for damage from extreme weather, i.e., hurricane force winds, fire damage, damage caused by vandalism, damage automobiles, trailers.
- Darby Theilen – all those in favor of wood? (One per household), please raise your hand. Nobody raised their hand.
- All those in favor of building out of TREX? 18 voted yea. TREX has it.
- Kris Knobles made a motion to add into the budget up to \$7,500 or less for a boat dock to be built out of TREX. Scott Taylor seconded the motion. Vote – 20 yeas. 0 Nays
- Motion carried. We will be building the boat dock out of TREX.
- Darby Theilen – the Board will vote - All in favor for the bid of \$7,220 that Dan Narsh had the bid for, raise your hand. Motion carried with 5 yeas.

Darby Theilen – I see no reason for an executive time slot. I am now going to open up the floor to the homeowners.

- Lynell Soltys - I want to thank Paul Hogan for keeping the corner lot mowed.
- Kerry Conklin – reminded everyone that West Nile case has been confirmed in Montgomery County and to get rid of any standing water.
- Check out the ditch by the preacher’s house even though he is not part of Bridgepoint.
- Paul Hogan has trouble with washout on the bridge over JBK. Pete Peterson will talk with Paul after the meeting and probably have the County come take a look at it.
- Bobby Pena – I have a buoy in my back yard that we are repairing with chains and we will repair it and replace it in 8 to 10 days.
- Darby Theilen – please keep any receipts that you have and Scott Taylor will be happy to reimburse you for that.

Scott Taylor made a motion to adjourn.

Rick Stanaland seconded the motion.

Motion carried.