

Bridgepoint Civic Association (BPA) Meeting Minutes
September 16, 2019
6:06 p.m.

Darby Theilen, President of BPA, called the meeting to order at 6:06 p.m. on September 16, 2019. Darby asked if everyone had a chance to review the last meeting minutes on our Bridgepoint website and asked if anyone had any changes. No one had changes. Scott Taylor made the motion to accept the minutes from the last meeting as written, Pete Peterson seconded. Motion carried.

Treasurer's Report by Scott Taylor, Treasurer of BPA

Scott passed around the paper copy. Essentially, we have \$26,000 in the bank account and right now we are at a positive for the year of \$5,556. We are probably going to spend more than we took in this year by the time we pay for the boat ramp and some other things but we should be fine. Any questions? No questions. Steve Merrell made a motion to accept the Treasurer's Report, Rick Stanaland seconded the motion. Motion carried.

Architectural Committee Meeting (ACC) – Dan Narsh

- 1) We have been fairly busy since the last meeting. We've had, as of 15 minutes ago, our third project completed and two of those have been refunded plus we have had two additional small, outdoor projects that have been vetted and approved. They are under construction now.

We, Robert Taylor, Billy Stanley and myself, have had continued success, in that instead of sending letters for violations and infractions, for the most part for the people that are here, we have been able to approach them face to face and/or over the phone and talked it out with them. We found out that some of them had some real legitimate reasons why they have not done something, but it is going to get done, and now it's been done. For the most part (not 100%) but for the most part this approach seems to be working really well.

We do have one situation that we are probably going to have to write a couple of letters on, but one out of ten, is not so bad.

- 2) The boat ramp is done! Damon Johnston of Lake Conroe Decks did a really good job. He did some extra things that we were not charged for. If you have not already done so, go down there and take a look at it. The product used has a 25-year warrantied material. He put on bumpers and industrial strength cleats. Scott Taylor asked if he is sending the bill to Scott or Dan. Dan is getting with the guy later this week to get the bill from him and I will give to Scott.
- 3) The dead 60 ft. pine tree on Rod Stevenson's property has been brought down.

OLD BUSINESS:

Darby Theilen had a handout entitled "Deed Restrictions". Once I have read this to you, Pete Peterson is going to address it. It has to do with the re-write of the deed restrictions and the re-write committee. Pete has taken this on to champion.

The BP attorney's advice to move forward follows:

First, the community must get a combined set of deed restrictions.

This will be in the form of a new document consisting of 1978 and all subsequent amendments blended into one document updated to remove references to the developer, etc.

We have to get it prepared for approval by the neighborhood. Within this they are adding the legal language for an Air B&B.

Pete Peterson – Amendments 2 and 3 that were written after the 1996 amendment were actually amendments to Amendment 1. They had no impact on the 1978 Deed Restrictions, they were amendments to Amendment 1. So, you get caught in a trap: What are you fixing? Once you get the 1996 and 1978 Deed Restrictions into one set, you won't have that problem. So, we are going to establish ONE set of deed restrictions and then the amendments can apply and they will apply to everybody.

Darby Theilen - We are going to add verbiage for short-term rentals in the combined Deed Restrictions. Robert Taylor agreed that he, along with certain individuals on the Board and the Deed Restriction Committee will come around to Bridgepoint residents and explain it and answer any questions that you may have.

Other business postponed the momentum of this effort. A resident sued the subdivision because we went after him for a cause he was not under. With that said, we are going to need everybody's help to get these things voted through so talk to your neighbors.

Kerry Conklin discussed, at length, the disadvantages of renting your house out as an Air B&B.

NEW BUSINESS:

Darby Theilen – The Board is going to seasonal meetings instead of set monthly meetings. The seasonal meetings plus one annual meeting. We are required to have an annual meeting which will be held in January. It gives us a little leeway. We take off the summer. We take off Christmas and we don't want to take people away from their families more. But the caveat of this, is that if something comes up, a meeting can be called within 72 hours. We would put the notice of a special meeting out on Facebook, we would send it out via email. Annual Meeting will be in January. The Spring Meeting will be February. The Summer Meeting will be May. The Fall Meeting will be September and the Winter Meeting will be in November. Our next meeting in November is going to be a nomination meeting. We have two positions coming up. I have not heard whether anyone is going to re-run for their position. We will take all nominations at that time.

Jaime Ivie – Our Fall Festival is October 12 from 4:00 to 7:00 p.m. at the same place.

Darby Theilen – I don't think we need an Executive Board time slot. So now, I am going to open it up for the homeowners.

Open discussion of a storage unit and front Christmas lights competed with no direct decisions.

Darby Theilen – does anyone want to talk about deed restrictions?

Topics raised:

Fencing language

Grandfathering

Effective dating of Deed Restriction Combination

% participation factor to pass new document

Status of BP attorney
Deed Restriction life

Jan Peterson – do you have any information on the old Paul Hackett house?

Darby Theilen – Pete Peterson will get an answer from our lawyer. I would like to see it wrapped up, done and over with.

Paul Hogan – The light on the corner of JBK and Hillshire is out again. It worked one day then it went out again.

Scott Taylor – So if everyone wants to call and complain about the light at the corner of JBK and Hillshire Dr. that has been out for over a year (I have been calling).

Paul Hogan – I think we still get charged for it...

Scott Taylor – No, because we pay for the electricity, not the light because we have a commercial account. You can get on the Entergy website and complain.

Open discussion of the light fixture at the boat dock, no decision made.

Scott Taylor made a motion to adjourn.

Bill Greenfield seconded the motion to adjourn.

Motion carried.