

**Bridgepoint Civic Association**  
**Board of Directors' Meeting**  
**Thursday, April 7<sup>th</sup>, 2022**

Board Members Present:

- Kevin Clark, President
- Leonard Vogel, Vice President
- Michelle Plaskett, Secretary
- Scott Taylor, Treasurer
- Steve Merrel, Member

The Board of Directors meeting was held at 109 West Mink Street, Willis, TX 77378.

1. Open Session
  - The board meeting was called to order by Kevin Clark at 6:01 pm and a quorum was established.
2. Prayer
  - Kevin Clark opened the meeting with a word of prayer.
3. Pledge Of Allegiance
  - Kevin Clark recited the pledge of allegiance.
4. Secretary's Report
  - Kevin Clark asked if the minutes from the March 14, 2022 meeting were uploaded to the website. Michelle Plaskett reported that they were posted. Scott Taylor made a motion to approve the minutes. Steve Merrel seconded the motion. Kevin Clark called for a vote to approve the minutes. The minutes were passed unopposed.
5. Treasurer's Report
  - Scott Taylor reported that the Civic Association cash account had a total balance of \$282,471.30 as of March 31, 2022, and that the money market account had a balance of \$257,455.53. Scott Taylor reported a net income for the year 2022 of \$15,800 which is to be used for expenses in the coming year and that we expected to break even as in previous years. Steve Merrel made a motion to approve the treasurer's report as read. Leonard Vogel seconded the motion. The motion to approve the treasurer's report was passed unopposed.
6. Standing Committee Reports
  - Front Entrance Committee
    - Steve Merrel reported that the project was still on hold and that they were still waiting for construction to commence near our area. Steve Merrel reported that they have started to erect the poles and that it appeared a gas line had been laid. Kevin Clark stated that we are waiting for construction to be completed before moving forward with entrance plans. Cynthia Crawford, a committee member, suggested that they draft some proposals prior to the finish of construction since the community will be involved in the decision-making process. Cynthia Crawford proposed the committee putting together a plan that included different levels that would include a basic plan to be approved and then offer additional upgrades/options such as lights, size, stonework, etc. Cynthia Crawford stated that this would provide the community the opportunity to see pricing levels which would aid in the decision-making process. Scott Taylor stated

that the light at the front of the subdivision costs the civic association \$20/month. Scott Taylor stated that the electric company offers different lighting options including decorative lighting. Scott Taylor stated there were advantages and disadvantages if a light was leased from them. The advantage of leasing from them is that there is no maintenance. The disadvantage is that it will be more expensive in the long run. The option of leasing from the electric company would keep the cost of maintenance down. Cynthia Crawford asked if there was a separate electrical charge for the light. Scott Taylor stated that the civic association pays a flat fee per light and that it costs the association approximately \$120/month for all the streetlights and that includes the front light. Pete Peterson reported that a light at the end of JBK where it first meets Hillshire there is a light that has been out for months or even years. Scott Taylor stated he would report the outage.

- Architectural Control Committee
  - Robert Taylor, committee member, reported that since the January meeting the ACC has signed off on the completion of three projects and approved one additional project. There are four active projects currently.

## 7. Old Business

- Perimeter Security Fencing Discussion
  - Kevin Clark stated that there is a new state law that allows for a security fence around the entire property. Board members met with the civic association's attorney who advised that the restrictions not be modified. Kevin Clark stated that if someone were to press the issue that it would be dealt with at that time. Kevin Clark stated that the attorney believed that the law is unconstitutional the way it was written and would not hold up in court.
- Picnic Table Installation
  - Kevin Clark stated that we were waiting on good weather which is finally here. Steve Merrel reported that he was also waiting on a piece of pipe that would act as either an internal or external sleeve. Wayne Cross reported that the pipe was in his possession and was internal. Steve Merrel stated that a hole needed to be dug and a footing would need to be set. Steve Merrel suggested soliciting volunteers for the project after the Easter holiday.
- Fence Repair at Boat Ramp
  - Kevin reported that we were also waiting on good weather to begin the repair of the fence. Paul Hogan stated he would investigate the project. Scott Taylor stated that if supplies needed to be obtained that he would be available to purchase them, or receipts could be provided for reimbursement. Wayne Cross stated that they would provide an update on the project.
- Boat Ramp Repair Completed
  - Kevin Clark reported that some repairs to the boat ramp were completed. Scott Taylor reported that the original bid for the repair was close to \$3,000. After informing the company that a vote would be necessary for any project over \$2,500 the company lowered the price to \$2,485. Upon completion of the repair, it was discovered that there were additional drainage issues which required repair. Nestor Fitz, the neighborhood landscaper, dug a ditch as a temporary fix to prevent further erosion. Scott Taylor

recommended that we leave the project as is until plans have been finalized by the adjacent lot owner. After receiving the plans, further repairs will be discussed. At this time the erosion has been stopped, which was the goal of the repair.

- Picnic Table Installation
  - Steve Merrel chose April 23<sup>rd</sup> or an alternate date of May 14<sup>th</sup> as the installation date for the picnic table. Wayne Cross asked if that date was just to install the post. Wayne Cross asked Steve Merrel to pinpoint the proposed location and that he would dig the hole at his leisure. Wayne Cross suggested that only one person was needed to dig the hole and that volunteers would be necessary once the concrete was ready to be poured. Steve Merrel requested to obtain the pipe from Wayne Cross and that he would dig the hole with a post hole digger. Scott Taylor asked if anyone had safety cones. Michelle Plaskett stated she had safety cones and would deliver them to Steve Merrel. Scott Taylor stated he wanted one next to hole for the picnic table and one next to the ditch. Robert Taylor reported that there was one existing safety cone.
- Trees Trimming, Dirt Work, and Sod
  - Scott Taylor reported that the trees at the boat ramp had been trimmed and twelve yards of soil were brought in to raise the level of dirt next to the picnic to the top of the bulkhead which was then covered by sod in order to prevent erosion. This was completed within the last few weeks. The work was completed by Nestor Fitz, the neighborhood landscaper, who bid the lowest price.

#### 8. New Business

- Fine Schedule/Assessment Policy Adopted in 2021
  - Kevin Clark reported that the fine schedule was filed with the county and is active. The fine schedule has been uploaded to the website. Kevin Clark stated that if there are any deed violations that warning letters will be sent prior to issuing a fine. If a fine is not able to be paid, a payment plan will be offered. Going forward the board will be mailing deed violation notices. Kevin Clark requested that members call a board member if a deed violation needs to be addressed.
- Short Term Rental Deed Restriction
  - Kevin Clark stated that Texas state law allows for short term rentals unless specific verbiage in the deed restrictions is in place to counteract it. The issue has been brought up on several occasions. Kevin Clark asked via a show of hands who wants to stop short term rentals. Kevin Clark stated that he observed that the majority did not want to allow short term rentals and that it appeared there is an appetite to address this further. Kevin Clark stated that the issue would be discussed by the board and that most likely an amendment to the deed restrictions would be required. Pete Peterson stated that the way the deed restrictions are structured right now, that both sets of deed restrictions would need to be amended. In addition, Pete Peterson stated that there were separate voting rules for each set. Kevin Clark stated that he agreed and that there would have to be two amendments. Wayne Cross questioned how big of an issue they (short term rentals) were. Wayne Cross was concerned that the association would be spending money on an issue that may not occur. Scott Taylor reported that it (short term rentals) happened in the past and problems had been reported. Scott Taylor was not aware that a short-term rental had occurred recently. Robert Taylor stated that the

homeowners that had one in the past have since moved and that the issue has cooled off. Kevin Clark stated that after observing the show of hands the board should research the cost and determine vote wise what it would take to amend the restrictions. A discussion regarding the passing of an amendment based on the old and new deed restrictions took place between board members and audience members and was inconclusive. Scott Taylor stated that the audience should be asked if the association was willing to spend \$2,000 to accomplish this task and that if everyone said “no” then it would be considered a moot point. Scott Taylor asked the audience if anyone in the audience was willing to spend \$2,000 to amend the deed restrictions? Result was inconclusive. Woody Dunn stated that the issue had already been voted on four or five times and it has always been voted down. Woody Dunn stated that he knew of two people in Walden that had short term rentals next to them and that within a month’s time they didn’t make any money and got out of it. Woody Dunn also stated that that the one in Kleimann only lasted for two rentals and it was gone. Woody Dunn questioned spending time and money on the issue and said that if someone were to fight the deed restriction that we would probably lose. Kevin Clark stated that even if we amended the restrictions, it was not iron clad. Woody Dunn also stated that Pearland was fighting the perimeter fence issue. Kevin Clark stated that he hoped Bridgepoint was not going to be the first to challenge the law. Janet Westlake stated that if you had someone next to you that allowed short term rentals that you would wish you had it (the verbiage) in our deed restrictions. Janet Westlake stated that people were there for partying and that although there is nothing wrong with that, you wouldn’t want them next to you with all of the cars parked and graduation parties, etc., going on next to you. Janet Westlake stated that April Sound and Bentwater had put it into their restrictions very easily and that it doesn’t take a whole paragraph. Janet Westlake requested that the board look into the cost of amending the restrictions. Kevin Clark stated that at a minimum the board would research the price. Scott Taylor asked Michelle Plaskett if a price was obtained from the attorney how easy would it be to ask the members to vote via email on whether or not to spend the money and arrange for the verbiage to be written to then call for a vote. Michelle Plaskett stated it would not be difficult to send an email containing a survey. Bill Greenfield stated that if it was less than \$2,500 then the board would not have to ask the members to spend the money. Scott Taylor stated that was correct, but that he didn’t want to spend \$500 if it was going to be voted down anyway. Kevin Clark stated there had to be a vote to amend the deed restrictions. A discussion among audience members occurred as to whether the issue had or had not been approved in the past. Scott Taylor stated that any member of the association under law has the authority to write up a deed restriction and if you have the right number of people to sign off on it and the court accepts it, then those are the new deed restrictions and that anybody can do it.

- Report on Conversation with Tachus
  - Kevin Clark asked Michelle Plaskett to report on Tachus. Michelle Plaskett stated that she called and spoke with a gentleman who said only 47 people have applied for service and that it wasn’t enough to bring the service to the neighborhood. Michelle Plaskett reported that the gentleman stated that even if the entire neighborhood signed up it

was not enough because of our lot sizes and that we would have to get Shadow Bay, Kleimann Estates, and our neighborhood on board. Michelle Plaskett stated that the gentleman would gladly setup a meeting for us. Richelle Theilen questioned the quality of current service in Kleimann Estates and Shadow Bay. Richelle Theilen suggested approaching their boards and/or people in those neighborhoods to ask them about their service. Scott Taylor stated he had the number of someone in Lakewood that he would give out. Steve Merrel stated he would check with someone in Kleimann Estates. Richelle Theilen also stated she would reach out to someone in Kleimann Estates. Richelle Theilen requested Steve Merrel call a contact in Lakewood. Scott Taylor stated that he uses Tmobile 5g and that according to his grandchildren it doesn't work well for gaming. Richelle Theilen commented that her son uses it (Tmobile 5g) for gaming and loves it.

9. Actions Taken Between Board Meetings

- Tree Trimming, Dirt work, and Sod
  - Kevin Clark stated that the tree trimming, dirt work, and sod was discussed earlier.

10. Possible Executive Session

- Executive session time slot not used.

11. Open Forum

- Kevin Clark opened the meeting to audience members. Jamie Ivie reminded everyone of the neighborhood Easter picnic that was to take place on Saturday at 3pm. Jamie Ivie encouraged the audience to utilize the sign-up genius to RSVP as it gave the ladies group an idea of how many people to expect and how much food to prepare. If you are unable to get on signup genius please call, text, or email Jamie Ivie or Michelle Plaskett.
- Steve Merrel asked Cynthia Crawford if she was going to organize a meeting for the front entrance committee. Cynthia Crawford stated that Bobby Pena had sold his house which opened a position on the committee. Cynthia Crawford suggested that another committee member might be needed. Steve Merrel commented on the current and impending construction on FM 1097. Cynthia Crawford agreed to set up a meeting and asked if anyone wanted to volunteer. Robert Taylor volunteered to serve on the front entrance committee.

12. Meeting Adjournment

- Steve Merrel made a motion to adjourn the meeting. Scott Taylor seconded the motion. The open board meeting was adjourned by Kevin Clark at 6:31pm.

Preliminary minutes not yet approved by the board.