

Bridgepoint Civic Association
Board of Directors Annual & Election Meeting
Monday, January 22, 2024

Board Members Present

Leonard Vogel - President

Scott Taylor - Treasurer

Lynn Newstrom – Secretary

Michelle Shores – Member at Large

The Board of Directors Meeting was held at 109 West Mink Street, Willis, TX 77378 at 6:00pm

1. Open Session

The Board Meeting was called to order by Len Vogel at 6:00pm and a quorum was established.

2. Prayer

Leonard Vogel opened the meeting with a word of Prayer.

3. Pledge of Allegiance

Leonard Vogel led the residents in reciting the Pledge of Allegiance.

4. Establish Voting Agenda & Start the Voting procedure

Lynn Newstrom acknowledged Teresa Trull as one of the volunteer ballot counters and asked members present for another volunteer. Janet Westlake stepped forward as a second ballot counter. The meeting proceeded while the votes were counted at a table set up nearby.

5. Secretary's Report

a. Lynn Newstrom asked the board members if they had the opportunity to review the minutes from the October 16th, and November 7th 2023 meetings. Scott Taylor made a motion to approve the Minutes. Len Vogel seconded the motion. The motion to approve the Secretary's report was passed unopposed.

6. Treasurer's Report

a. Financial reports were made available to all that were present and have been posted to the website. Len Vogel made a motion to approve the Treasurer's financial report. Lynn Newstrom seconded the motion. The motion to approve the Treasurer's financial report was passed unopposed.

7. Standing Committee Reports

a. ACC Report

Norm Peterson reported that there was only one project still open and as soon as he receives notification of completion, he will get the \$500 deposit check back from Scott to return to the homeowner. Len Vogel notified members that there is an open spot on the ACC and asked if there was anyone present interested in serving on the ACC. Gary Carter volunteered.

8. Results of the Election Ballot Count

The volunteer ballot counters presented the final tally to the Board. Len Vogel announced the results:

Cynthia Crawford - 30 votes

Darby Theilen - 10 votes

9. Executive Board Meeting to select Officers

Meeting was held in the kitchen

10. Announcement of New Officers

Len Vogel - President

Cynthia Crawford - Vice President (Not Present)

Treasurer - Scott Taylor

Secretary - Lynn Newstrom

Member At Large - Michelle Shores

11. New Business

There was no new business

12. Additional Executive Session

The meeting was held in the kitchen

13. Open Forum

Len Vogel opened the floor to questions or comments. There was a question regarding the number of people required on the ACC, and it was determined via the By Laws that the ACC consists of three members of the Association that reside in BP with one member of the Board of Directors as a liaison however, the BOD cannot be the chairman of the ACC. Questions were raised regarding the boat ramp area and the bulkhead associated with it. Scott Taylor stated that the bulkhead has been repaired, but if there is still a problem it will be addressed. As far as the boat ramp itself, Robert Taylor reported that the county has a plan for the area where the asphalt and concrete meet, but it is taking longer than expected, and he will follow up with them to confirm that it is still on their project list. Finally, there was a question from Darby Theilen regarding the ongoing front entrance project and if there is a "total budget" yet for it. A

discussion followed and it was determined that there are numerous factors involved in coming up with a final budget, including what the homeowner's want for a design, and what they are willing to spend, both of which need to be voted upon. To that effect, at the onset of the open forum, the Front Entrance Committee was asked if there were any developments/results emerging from the survey that was distributed to homeowners in October and it was reported that at this point, due to delays, there are not. Keith Sparenburg initiated a discussion about balance sheets and assessments. Scott Taylor reminded those present that our current assessment fees are \$216/lot, in the main section, and \$300/lot in the estate section, with the difference going into the estate's budget that is used for repairs to items such as the gate and wall, etc., and in order to raise the fees, we would need approval of two thirds of the homeowners.

14. Adjourn Meeting

Len Vogel asked if there were any other questions or comments. Without any further questions or comments, Scott Taylor made a motion to adjourn the meeting. Len Vogel seconded the motion. Len Vogel adjourned the meeting at 6:32pm.