

Bridgepoint Civic Association HOA Meeting

September 20, 2021

Board Members Present

Darby Theilen

Kevin Clark

Steve Merrel (Replacing Tom Gigliotti)

Minutes

Darby called the meeting to order at 6:00PM with a prayer and the Pledge of Allegiance. He then went over the agenda for the meeting.

Darby introduced Steve Merrel and thanked Tom Gigliotti for his service on the board.

Kevin Clark motioned for the former notes of the HOA meeting to be accepted. This was seconded by Darby and accepted.

Darby reviewed the Treasurers Report. The one exceptional item in the report was the \$320K of income from the state for the entrance. The P/L expenses were as normal.

Taxes were discussed and the hiring of a CPS to assist with the increased income for the entrance. Taxes on the Capital gains from the \$320K payment versus the \$30K initial valuation will need to be reviewed as to how we might moderate the taxes. Robert raised the issue of the probable \$60K in taxes that may be owed and questioned if this expenditure should be approved by the HOA. Darby said the BOD can pay taxes without HOA approval. Tom asked what the money from the state can be spent on and this was discussed. Several ideas were proposed, picnic table(s) and fence by boat ramp. Gary motioned to accept the Financial Statements (Treasurers Report) to be accepted, Steve seconded the motion.

Robert reviewed the projects that the ACC has received Since the May 2021 meeting the ACC signed off on the completion of 5 projects, approved 4 new projects giving us 5 open projects currently.

Darby reviewed the Yard of the Month. Chris headed this up for 2021. Darby said he would like to have this continue for next year. There were no objections to this.

Front Entry Committee – Cindy Crawford, Robert Pena, Kris Knobles, Steve Merrel, Richelle Theilen. Steve Merrel discussed the different options that should be considered. The wings on either side were discussed. Steve said that the cost to demo these is around \$10 to \$12K and his feeling is that this would be wasted money. His feelings are that the state will not be down to our entrance until a year from now. He wants to wait till the state has finished their work before we do anything to the entrance. We can work on the design options packages between now and then. Robert said the easiest thing we can do is to round off the front part of the center and keep the wings. Everyone agreed that saving the tree is important. Plumbing and electrical need to be a top priority. Tom reminded all that there is a 2 year

time line for the IRS, 2023. Darby stated that Scott thinks we can get an extension from the IRS as the State will not be done for at least a year. Pete Peterson stated that he would like to have at least 4 option packages to vote on. These could be a group of items packaged together. Steve stated that there are issues getting companies to bid at this time, even for the demo. If we remove the wall around the center the tree will die. Steve wanted to know if we will hold off. Again, most agreed that we should save the tree. Steve said we can design what we want to do and then hold off till later. Darby restated all the thoughts, 2 or 3 options and get bids. Robert Taylor asked if we are considering holding any of the money back for other projects? Steve stated that yes, we will. There was a question raised about the current placement of the wings being on private property and if they could be left there. Darby stated that we own them and that yes, they are on private property, but this should not be an issue.

Darby stated that the boat ramp lock has been changed and that Kevin Clark welded it in place. Everyone should have the new key by now but if you don't, please contact Scott for the new key.

NEW BUSINESS

Darby opened the subject of the new Fee Assessment proposal. Everyone had an opportunity to review it as there were handouts on the front table. Darby called for a vote on the Fee Assessment proposal by the board. It was a unanimous vote for the acceptance of the fee structure by the four board members in attendance.

Darby then brought up the subject of using a management company to enforce the fees. Kevin Clark has contacted several companies and explained what they do and the options they offer. There is an all-inclusive option for \$500/month and a less comprehensive one for \$275/month. There was a lot of discussion on what the companies offer. Darby stated that we want to have the community to be supportive of this and that it takes the BOD out of the business of being in a confrontational position with their neighbors. Pat Patterson asked if we would need to raise the dues and Kevin/Darby stated that we have the money to do it for a year to see how it works. Pat Patterson stated that the board can raise dues 10% per year. Len Vogel stated that this is to take the pressure off the BOD. Darby stated that this is to help and support of the next BOD. Tom asked what we would need to do to get this started. He asked if there is a one-year contract. Kevin said he didn't know and said if there was general agreement, he would contact them and get proposals. Pete Peterson stated that three years ago the BOD then investigated this, and we should go back to the meeting notes to see what the thoughts were then. Darby stated that at the next meeting we can bring it back up to see what the deeper investigation brings up.

Darby reminded everyone about the nomination meeting next month. He stated that his is the only position that will be vacant. Please give thought to coming on the board.

Darby then opened discussion on Tachus internet. He stated that they are still at Point Aquarius. Carol has been in contact with them, and we still do not have enough people in the neighborhood signed up showing interest for them to come into the subdivision. We need 50% of the households to sign up showing interest. The next step once we have shown interest is put up \$10 to \$20. Darby stated that Tachus is a very good provided and that he has heard good reports on them. He said if you are interested to please go to their web site and sign up. Rick Stanland stated that he has spoken with Tachus and they will not go overhead but only underground. He stated that there are several suppliers

already underground in our subdivision and they may already be available. Darby stated that they are not fiber optic and Rick agreed. He stated that there is a box at the entrance that says fiber optic on it. He further stated that we need to keep the pressure up on Tachus to come in.

Darby again requested that everyone come to the nominating meeting next month to support the process. We need fresh ideas and new faces on the BOD. Tom asked what the date of the meeting is, and Darby said it is October 18th and 6:00pm. He further stated that at the meeting we will discuss the Management Firms.

Michelle Davis reminded the BOD of the 1588 rule for HOA's and the need to file. Darby said we will be filing on time.

Jamie Ivie reminded everyone of the Chili Cookoff and walk on October 23 at 4 to 7pm. Michelle Davis asked if there would be an option to have a She-Shed built at the boat ramp to store the neighborhood materials she is currently storing in her attic and garage. There was discussion on this topic, and it was finally decided that this wasn't a good idea as it would be exposed to vandalism and theft. Darby offered his storage unit as an option. She also asked if we could consider picnic table(s) and a new fence at the boat ramp. This was discussed and agreed that Steve would get some pricing on the tables. There will need to be a cement base for the table, and it was agreed that should we purchase the tables then we would get a team together to pour the bases ourselves. The tables will need to be metal and coated or galvanized in order to hold up for a long time without maintenance. The fence will also be reviewed, and costs determined. Darby also brought up the issue of Centerpoint cutting the electricity to the light at the boat ramp and said he would take this as an action item to see if they would come back and fix it. Tom asked if we would use any of the money from the front to fix/maintain the bulkheads at the boat ramp. Darby said that they are in good shape now so we should put money in reserve and fix them when they are damaged. Robert brought up the capital gains again and suggested that we can spend money this year and reduce the amount of capital gains we would need to pay. Rod suggested that we put up a fence to block the other neighborhood from coming onto JBK down at the boat ramp. Others reminded him that our neighborhood also goes over to their neighborhood as well. Robert stated that it is county right of way and we cannot do anything in that area. Rod stated that it used to have a steel cable running along that area.

Steve motioned to close the meeting and Robert seconded the motion. Meeting was closed.

After the meeting Darby had the board members sign the Fee Agreement.

Submitted by:

Gary Carter
Secretary