

Bridge Point Civic Association

HOA Fall Meeting Minutes

Date: October 18, 2021

Meeting Location: Mink Street

Attendees: Darby Theilen, Gary Carter, Kevin Clark, Steve Merrel, Scott Taylor

Agenda Topics: Fee Assessment, Management Company, Financials/Taxes, Table and Fence at Boat Ramp, Prepaying Expenses

Item 1:

Call to order at 6:12pm by Darby followed by prayer and Pledge of allegiance.

BOD review and acceptance of the Secretary's Minutes from the September Meeting. Darby stated that there were several last-minute changes/corrections to the minutes and that the latest version was uploaded to the web site and that there are copies at the front if anyone needs them. Darby asked for a motion to accept the Meeting Minutes, Scott raised the motion to accept the minutes as currently displayed on the web site and Wayne Cross seconded the motion and the motion was passed.

Darby stated that this is the last regular meeting for this year. The next scheduled meeting will be January 17th, 2022, to be verified by the board. A question was asked if the building had been reserved for next year and Darby answered that yes it has been reserved for all next year. We will need counters for the ballots in the January meeting. Scott will send out the bills out as well as the ballots.

This was followed by Scott presenting the Treasurers Report. Scott stated that if you want a copy of the financials, they are available at the front. He stated that the total accounts amount to \$337,688, we got taxes of just over \$60,000 that we will need to pay, expenses are as normal. Darby asked for a motion to accept the treasurers report, this was motioned by Kevin and Robert seconded. Motion carried.

ACC report, Robert stated that the ACC signed off on one project and that there are 4 open projects. The financials include 4-\$500 deposits or \$2000.

Item 2: Old Business - last meeting we went over the assessment for the fine schedule and the payment structure has been signed and are meeting with the lawyer to get it filed with the county as well as the management certificate this week.

We discussed the possibility of utilizing a management company at the last meeting and everyone attending seemed to think it was an idea worth investigating. Kevin reviewed what was discussed. Fees were to be \$275/month for the basic service of twice a month. They would go around a site any deed restrictions violations as well as well handle any ACC approvals. Darby stated that the people felt that this would take the pressure off the BOD. Robert asked if the company would take over the responsibility of the ACC. Kevin corrected Robert and stated it is only the violations. There are three levels of service where they could handle the approvals of projects. There would be a charge of \$50 per project to review and approve projects. We would charge \$500 per project, and we would refund \$450 at approval. Robert asked what the function of the ACC would be. Scott stated that the BOD and the ACC could review the decisions of the management company. The powers the ACC has currently would continue. If the ACC or BOD differs from what the management company is doing, they can step in and change it. Scott stated that the BOD cannot override the ACC and vice a versa. Darby said that we could give this a try for one year and review how it went. A question was asked if the company would take a one-year contract. Kevin stated that they would probably take a month to month. A question if we had spoken to other companies and Darby stated that we had spoken to several companies that were quite a lot more. Steve stated that it would be a good idea to have them come to the next meeting so we can all hear what they have to say for ourselves. Question was asked what the charges would be, and it was restated that they are \$275/month for two visits to the neighborhood per month. Robert asked if this would cover the cost of siting anyone that is out of compliance with the deed restrictions? The answer was yes, it is included. Scott stated the maximum cost per letter will be less than \$5/letter. Another question was raised as to the strength of our deed restrictions, if they are in good enough shape for an outside company to enforce them. Kevin stated that there might be some confusion but that the ACC should be able to assist in the interpretation of them. Robert stated that the ACC will need to support the company and provide guidance to them. Scott stated that if there is a serious deficiency in the deed restrictions this may bring it to a point where with the help of an outside party, we may finally get everyone to agree to update the deed restrictions.

Question was asked for the step-by-step process if a violation is found. Kevin stated that they would send out a letter and once the fine schedule is in place then it would be implemented. Robert asked if the letter would come to the ACC for review prior to going to the homeowner.

Kevin stated that they would do whatever we want them to do. Someone on the floor stated that we are paying for their interpretation of the restriction and that he liked this. He also asked if the ACC would be notified when a letter was sent out and the answer was yes. Another question was asked about enforcement of the rules as this has been a problem in the past. Kevin stated that now that we have a fine schedule which we did not have in the past, this will be the support that we need as a neighborhood to enforce the deed restrictions. There was a question asked about violations by individuals that have been in violation for a long time and are "grandfathered". Answer was that we are looking for consistency. The management company will give this. 95% of the neighborhood want to follow the rules. With the ACC giving oversight to the management company this should ensure that the deed restrictions will be enforced equally to all. Darby responded that he is not sure who is grandfathered. There was a question as to how this will be voted on. There will be a vote by the homeowners present at the meeting, if 51% of those attending vote for motion, it will pass.

Item 3: Darby moved on to Scott's proposal that we pre-pay the taxes owed of \$62,943.68. Should we spend any month on the entrance this will lower the amount of taxes owed and we will get this returned in the next tax period. Our tax rate is 21% on the profit. If we do not pay the taxes now and we wait to see what we spend on the entrance that that will reduce the profit, we will still owe some taxes but also penalties and interest. Scott stated that as the treasurer he has the fiduciary responsibility to pay the taxes but wants to know if there are any objections by the homeowners for him to prepay them this year. Darby asked for a vote on the prepayment of the taxes by the attending homeowners and there were no objections. Scott will prepay the taxes.

Item 4: Darby stated that any monies spent before the end of the year will further reduce the amount of taxes owing on the profit from the payment from the state for the entrance. In the last meeting there was a question raised about the fence at the boat ramp as well as a table at the boat ramp. Steve researched the table and determined that the cost will be around \$1500 with the subdivision completing the installation. Darby got bids to replace the fence and the cost of this would be around \$5000. The fence is 216 feet long. The table is rubber covered expanded metal and has three or four benches. We would need to pour a footer for the base of the table. The table comes in many different colors. Question was asked if we would be removing the existing benches around the tree and the answer was that yes, we would remove them. The follow-on statement was that there should be a trash receptacle there and Darby stated that we could purchase one. Scott made a motion to purchase the table and install it ourselves. Darby asked for a vote on the table. An objection was raised to spending the money. She stated that this is an illegal meeting and stated the 1999 deed restrictions. Darby

acknowledged the objection and stated that we will send out a notice to all homeowners about the proposed purchase.

Item 5: Prepayment of Expenses to help lower our taxes owed. Darby recognized Scott's proposal to prepay certain expenses that we will owe for next year and pay them this year in order to lower the tax burden. Scott would like to get approval to pay \$10,000 to certain vendors to lower our taxes. The utility bill, water bill, insurance bill, legal bill would be paid. We would have a credit balance with these companies. Our tax rate is 21%. We would not pay individuals such as the gardener. Scott asked for approval to prepay these expenses. We will need to call a special meeting to get this approved by the homeowners. We will send notification to all homeowners and will have at least 14-day notice of the meeting. The vote will be determined by those that attend the special meeting.

Item 6: Raising the dues for those homeowners under the 1978 deed restrictions. Scott stated that this is a board vote not a membership vote. There are some, not many that are paying \$90 per year. Many felt that is not right. Scott raised a motion to the board that: Starting January 1, 2022, the maintenance fees for all Bridgepoint properties excluded from the 1997 amended deed restrictions are raised from \$7.50 per month or \$90 annually to \$18 per month or \$216 annually. The Motion was seconded by Gary. Motion was discussed by the BOD and no objections were raised. Darby asked if there were any objections from those attending. Scott explained why this was being raised. Board voted in favor of the motion unanimously.

Darby recapped, three weeks we will have a special meeting with written notice with specific explanation of what we will vote on. He asked if there was anything else. Tachus was raised and the need to get them brought into the neighborhood. Darby acknowledged that there is an issue, and he will again raise this issue in the notification he will be sending out. Michelle Ivey reminded everyone of the fall festival and chili cookoff Saturday.

Steve Merrel motioned to close the meeting and Wayne Cross seconded. Darby closed the meeting.

Regards:

Gary Carter

Secretary