

Bridgepoint Civic Association

HOA BOD Election Meeting Notes

Date: January 17, 2022

Meeting Location: 109 Mink Street, Willis, TX 77378

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

New Board Members: Michelle Plaskett, Len Vogel

Agenda Topics: Election of New Board Members

Item 1, 2, 3:

Call to order, Prayer and Pledge of Allegiance – Meeting called to order by Darby Theilen at 6:00pm. Darby Theilen led the prayer and the Pledge of Allegiance.

Item 4: Voting and vote counting

All present were asked to submit their ballots for counting. Votes were counted and witnessed.

Item 5 & 6: Review and acceptance of Secretary's Meeting notes from last meeting

Meeting notes were posted on the community web site and have been reviewed by the board and accepted.

Item 7: Treasurer's Report

Scot Taylor reviewed the finances for last year and presented the 2022 budget. Current balance in the accounts is \$264,764. We paid taxes on the money for the front of the neighborhood of \$60,000. This had been reduced by the prepayment of expenses in the amount of \$9,000 for legal/accounting and other expenses. There was a discussion of what was prepaid and why. Scott Taylor explained that the prepayment was to reduce the amount of taxes we needed to pay and if any of the prepayment was not used in the future it will be refunded. There was a discussion about the \$60,000 in taxes and again Scott Taylor explained that any money used to improve the front of the subdivision will lower the tax amount and this will be refunded from the Government on future tax returns.

Pete Peterson motioned that the finances be accepted. Kevin Clark seconded the motion and the motion was passed.

Item 8: ACC's Report

Norm Peterson presented for Robert Taylor. There are several projects ongoing in the neighborhood:

Gary Carter – waiting on final drawings

Chris Elliott – Fence, Finished

Darby Theilen - Addition, Finished

Mike Andries – Pool and Patio Cover Finished, Fence around pool under construction

Kevin Clark – Garage conversion, plan submitted for addition, under review

Brian Harrington – Carport, finished, Pergola under construction

Bill Stanley – Workshop in backyard, Approved

2021 – Approved 10 new projects, 9 projects signed off and 6 open projects

Item 9: Election Results

Darby Theilen read the election results, both Len Vogel (46 votes) and Michelle Plaskett (49 votes) were elected to the board.

Item 10:

The new BOD held their first Executive Board Meeting and elected new officers for the board.

Item 11: Announce new board members

Kevin Clark – President

Lev Vogel – VP

Scott Taylor – Treasurer

Michelle Plaskett – Secretary

Steve Merrel – 1 year term

Scott Taylor motioned for acceptance of the results and the new board.

Item 12: New board to finish meeting

Item 13: Old Business

Steve Merrel discussed the picnic table installation and the need for assistance in setting the table in place. He wants to sleeve the main pipe and Scott Taylor said he has the table if anyone wants to come and measure it.

Scott Taylor stated that the power company will be coming to the neighborhood to change all of the existing lights that the subdivision pays for from their existing type to LED. This should be completed by the end of the month.

Ellen Taylor asked if anyone else thought the new light at the front was too bright. Everyone at the meeting thought it was a great addition and was not too bright.

Item 14: New Business

There was a long discussion regarding repairing the boat ramp. Scott Taylor presented two bids he has received from vendors. Marin Construction's bid was for \$4,000 and this is for placing sand and cement under the ramp and repairing a portion of the bulkhead. Polytex's bid was for \$2,900 and is for injecting a cement slurry through holes drilled in the ramp to pressure fill the voids and to raise the existing cement to level. No bulkhead work is included. There were questions asked as to the necessity of this work and it was explained that if we don't do the work the problem will get larger and more expensive. Another question was asked regarding ownership of the ramp and bulkhead and Scott Taylor stated that the bulkhead is owned by the landowners to the east side of the ramp and that they own a small wedge of the ramp.

Scott Taylor has been in discussions with the new property owners and they have stated that they will work with the community on the bulkhead and will redirect the water so that it will not erode the ramp in the future.

Scott Taylor asked the board about voting for approval to move ahead with the repairs. The agenda had been posted for the correct time and we could vote on it tonight. The board stated that we should have a special meeting and notices should go out to all members regarding this matter. This was agreed. The board further voted that they would budget \$2,500 toward this project. Michelle Plaskett will send out the notice for the special meeting.

Scott Taylor submitted the new 2022 budget for approval. Steve Merrel motioned for acceptance and Michelle Plaskett seconded the motion. The board voted their approval of the budget.

Scott Taylor opened the discussion of the new law that would allow homeowners to install perimeter security fencing around their property. It was decided that Kevin would meet with the attorney to ask questions regarding how we as a community could control the type and size of the fencing that might be installed. Norm Peterson raised the question of changing the subdivision to a gated community by placing a gate at the front. All the issues surrounding this were discussed such as road maintenance, gate cost to install and maintain, would this allow us to keep our current deed restriction regarding fencing of properties.

It was stated that this new law has been in effect since September of 2021 and why were we not informed of the changes at that time by the Attorney. Kevin will meet with the attorney this week and ask all of the questions raised.

Item 15: Possible Executive Board Meeting time slot – not used

Item 16: Ratification of Executive Board decisions – not used

Item 17: Open floor discussions

Janet Westlake asked if another letter regarding Tachus could be sent out. Michelle Plaskett will send out an email to the community. Scott Taylor stated that he is using T Mobile 5G Home wireless rather than Suddenlink. The cost is \$50 per month and is working very well for him.

The fence by the boat ramp was brought up and question asked about what was decided about the repairs. Scott Taylor stated that a \$2,000 budget was set for the project and that it was decided that the neighborhood group would repair/replace the broken/damaged parts and that it would be painted. This project would wait for warmer weather.

Item 18:

Darby Theilen motioned for the meeting to be adjourned and it was seconded by Scott Taylor. Meeting was closed.

Submitted by:

Gary Carter

Secretary