

Bridgepoint Civic Association  
Board of Directors Meeting  
Monday, May 15<sup>th</sup> 2023

Board Members Present

Leonard Vogel - President  
Wayne Cross - Vice President  
Scott Taylor - Treasurer  
Lynn Newstrom - Secretary  
Michelle Plaskett - Member

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 6:02pm 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. Secretary's Report

Lynn Newstrom asked the board members if they had the opportunity to review the minutes from the last meeting. Scott Taylor made a motion to approve the Minutes. Wayne Cross seconded the motion. The motion to approve the Secretary's report was passed unopposed. Lynn Newstrom reported the minutes had been posted to the website.

5. Treasurer's Report

a) Financial reports were made available to all that were present and have been posted to the website. Scott Taylor Reported that as of the May 15, 2023 there was approximately \$291,000 in the checking and savings accounts with accounts receivable of \$2600 and accounts payable of \$3500 which is all \$500 deposits for various building projects. Scott Taylor asked all present if there were any questions on the financials - there were none. Lynn Newstrom made a motion to approve the Treasurer's financial report. Len Vogel seconded the motion. The motion to approve the Treasurer's financial report was passed unopposed.

b) Motions regarding Woodforest Bank Accounts

i) Scott Taylor discussed the need to remove former president Kevin Clark as signatory on all Bridgepoint Civic Association Woodforest Bank accounts and add Leonard Vogel as a signatory along with Scott Taylor who will remain a signatory on all Woodforest Bank accounts. Wayne Cross made a motion to remove Kevin Clark and add Leonard Vogel as a signatory on all Bridgepoint Civic Association Woodforest Bank Accounts. Len Vogel seconded. The motion was passed unopposed.

- ii) Scott Taylor discussed wanting to get approval to open a savings account with First Community Credit Union who appears to be offering 4% earnings on savings accounts. Scott Taylor and Leonard Vogel will be signatories on this account. Leonard Vogel made a motion to approve the opening of a savings account with FCCU. Lynn Newstrom seconded the motion. The motion was passed unopposed.

## 6. Standing Committee Reports

### Architectural Control Committee

Robert Taylor reported that as of January, 2023, the ACC has approved 8 new construction project requests and has signed off on the completion of 6, which leaves us with 7 open projects (which ties in with the \$3500 in payables that Scott Taylor referred to in his financial report). Robert Taylor then stated that the ACC would no longer be recording/reporting Deed Restriction violations and that the Board would be taking over this duty. At this point, since the subject was broached, Len Vogel skipped ahead in the Agenda to the “New Business” item c) of the possibility of hiring a company to handle deed restriction enforcement:

- a) Len Vogel added that both he and Scott Taylor have been looking into the possibility of hiring a company to handle both the reporting and enforcing of Deed Restriction violations, as well as ACC duties. Scott Taylor stated that CH&P, is one such company that would charge \$400/month to perform monthly neighborhood inspections, report Deed Violations and send out letters to violators. This company would also charge \$50 per construction project, so out of every \$500 deposit, residents would get \$450 back upon completion of said project. Darby Theilen questioned whether the Community could afford this. Scott Taylor stated that we could, IF we continue to get interest from investments, otherwise Association fees would have to be raised in order to afford such a service. Sandi Curtis asked why the Board felt the need to look into a Deed Restriction Enforcement Company and Scott Taylor replied that it’s difficult to find volunteers within the community to take on this task. At this point, there was much discussion regarding who’s responsibility deed restriction enforcement is. Robert Taylor pointed out that under the by-laws, it is the duty of the Board to enforce deed restrictions, not the ACC, whose duties revolve mostly around new construction projects. Scott Taylor stated that the rationale behind considering a deed restriction enforcement company is that such a company would be non-biased, thus eliminating possible hostile feelings among residents. He also assured all present that the yearly use of such a service would have to be voted on by residents since it would cost over \$2500, but the Board COULD consider a “trial period” of 2-3 months to see how it works out. Mike McDaniel agreed with Robert Taylor that it should be the Board that enforces the deed restrictions and we shouldn’t have to hire a company to

do the job of the Board. Cynthia Crawford asked how the process would work with the company. Len Vogel stated that as he understands it, the company would make the inspections, and turn the report over to the Board for approval before sending any violation letters. Scott Taylor added that it is assumed that said company would have an experienced and better understanding of the laws regarding HOA's, so we may not have to consult with a lawyer as much so we could save a little money there. Cynthia Crawford expressed her concern that the Board would essentially be "hiding behind the deed restriction enforcement company". Sandi Curtis pointed out that upon moving in, all residents are given a set of deed restrictions and agreed to follow them, and we as a community have been doing "just fine" up to this point. She feels that we shouldn't have to spend any money to have somebody else do the job that we agreed to do". Darby Theilen expressed understanding of the Board's reason for considering a deed restriction enforcement company as he was once on the board and knows how difficult it is to "live with someone who's mad at you". Robert Taylor also expressed his understanding and summarized that the basic intent of the deed restrictions is to ensure that our properties look good and continue to hold their value. He asked all present to try to understand and have an open mind regarding this topic. Scott Taylor reiterated that this is something that would definitely have to be voted on. At this point, there was additional discussion including a question from Leslie Boudwin who was wondering what all this was about as he was unaware. He wanted to know how many violations there were. Michelle pointed out she sent 10 letters in January and out of those 10, 8 of them have been fixed. Len stated that there have been no inspections since January.

## 7. Old Business

### a) Bulkhead Repair at Boat Ramp

Has been completed and paid for (\$1675)

### b) Tachus

Is now in neighborhood

### c) Road Repairs

Robert Taylor reported that the road repair has been delayed due to weather but should be starting soon. Len Vogel asked if they were repairing one spot or 2. Robert stated that 2 will be repaired, one in front of the Petty's house, and the one near the entrance in front of the Crews' driveway. They are going to cut out the damaged concrete and replace with new concrete and should take 2-3 days.

## 8. New Business

### a) Deed Restriction Interpretation

Len Stated that the Deed Restriction Map was uploaded to the website and since Robert had had some questions regarding the map, Len is having the lawyer that did the interpretation look at it and make changes if necessary at which point the map will be re-uploaded. Robert Taylor stated that even if the lawyer fixes the map, he doesn't feel that it's intuitive enough for people to be able to determine which set of deed restrictions apply to their lot(s). He proposed that we keep the map and report but include another legend that more clearly illustrates which deed restrictions apply to which lots. Also, he suggested that we also include on the website all the documents associated with that report such as consent forms, amendments, etc.

Those documents, Robert stressed, would be particularly helpful to a deed restriction enforcement company should we end up going with one. Scott Taylor posed a question regarding privacy, and asked those present if they were amenable to their names being listed on the map. No one present expressed any issues with it as it's already public information. Cynthia Crawford had a question regarding the qualifications of the person who prepared the report, why the report was done and what will be done with the report. Scott Taylor answered that the person who prepared the report, Joe Cranford, was referred to us by our attorney, J. Randal Bays and he's a Landman with extensive experience in the Title Research industry. The report was deemed necessary as not everyone in the community is under the same set of deed restrictions and there was often debates over which set of deed restrictions applied to which lots. The Board wanted to ensure that everyone could see their lot on the map and which corresponding deed restrictions applied to them. They also wanted to be clear on which deed restrictions they were enforcing in any particular case such as a request to build a fence for example. Cynthia then had a follow-up question asking if the Board is relying on this landman's report and his interpretation of the deed restrictions as they apply to the various lots. Scott Taylor stated that the Board is relying on the information on the report in order to make certain decisions. Cynthia, (and later Mike McDaniel), asked whether Mr. Bays, the lawyer vetted Mr. Cranford and Len stated that yes, the lawyer was involved in the process and will "bless" the report once it's final. At this point Robert interjected that he went over all the documents with the Civic Association's Lawyer a few years ago and he and Michelle Plaskett put together a map that is very similar to the one prepared independently by Mr. Cranford, so he's comfortable with the outcome and that this report can be a good tool in determining which deed restrictions apply to each lot.

b) No Wake Zone Buoy Reattachment

Mark Crawford has recovered and repaired the buoy and he and Curtis Newstrom will reattach it this week. As of Thursday, May 18<sup>th</sup>, this has been completed.

## 9. Possible Executive Session

Meeting was held in the kitchen.

## 10. Open Forum

### a) Ellen Taylor Ladies Group Report

Ellen Taylor talked about the various activities of the Ladies Group including The Cornhole Tournament, Easter Picnic, 4<sup>th</sup> of July Parade and Picnic, assorted charitable projects, etc. She also announced a new project compiling an updated Bridgepoint Directory for which she will be emailing out a Google Form to fill out, and requested that everyone include phone numbers for each adult resident in the household. She also made available several hard copies of the form for folks to fill out and hand back in immediately.

### b) Darby Theilen

Discussed the Department of Transportation money that was received on May 24<sup>th</sup> of 2021 for the land, monument, and wall that was taken down in preparation for the expansion of FM1097. The amount was \$320,000 and the Board at that time (of which Mr. Theilen was a member) voted to accept that money. A CPA was hired to advise the Board on what to do about the capital gains taxes (approximately \$60,000) associated with this money. The CPA advised that in order for The BPCA to avoid losing that \$60,000 in taxes that were paid, we'd need to spend \$210,208 of the money that was received before the 3-year deadline which is May 24, 2024. Mr. Theilen stated that the Board should invest the money on the project for which it was intended. Mike McDaniel asked if it was possible to use that \$210,000 towards improving ALL the assets in the neighborhood, and that the Board should go door to door to ask what each resident wants done with the money. Ellen Taylor pointed out that it's every homeowner's responsibility to attend the meetings to find out what's going on. Scott Taylor again reiterated that any expenditure over \$2500 has to be voted on by the residents.

### c) Front Entry Committee Report

Richelle Theilen introduced the members of the Front Entrance Committee: Robert Taylor, Richelle Theilen, Norm Peterson, Steve Smith, and provided all present with 2 displays (one 3D model and one flat on paper) of one design. She explained that the committee decided to start this way so that they could get an idea of what people like or don't like about it and they'd go from there. Norm Peterson then presented his model of the design. There were questions regarding lighting, materials, maintenance, etc. Richelle pointed out that there was no money spent on these designs yet and the models are not to scale. Cynthia Crawford asked if we had a price for this design yet and Richelle answered that we do not because bids are only valid for 30 days, so any bid we'd get would be invalid by the time we completed the voting process as well as waited for the 1097 expansion to get beyond our entrance. Norm Peterson stated that the next step would be to get engineered drawings done so that all bids would be based on the same measurements and parameters. At this time, there was additional discussion regarding various aspects of the project including irrigation, electrical box relocation, and timing of the 1097 expansion. Robert

Taylor stated that before we start any construction on this project, we would need approval from the County since they maintain our roads and need to be sure our front entrance wouldn't interfere with that. Norm Peterson stated that a lot will depend on the 1097 expansion and any delays in that project would delay us, but as Scott Taylor pointed out earlier in the meeting, there is a possibility of getting an extension of our deadline to complete the project. Richelle completed the presentation saying that we would need a 50% approval out of 94 lots in the community in order to proceed. She stated that she'd be creating a simple Google Form that residents can fill out and make their opinions known. She stressed that this was not an official vote, but more of a survey asking residents if they would approve of the design as is, and if not, what would they like to see changed. A rendition of the design would also be provided for reference.

#### 11. Meeting Adjournment

Scott Taylor made a motion to adjourn the meeting. Wayne Cross seconded the motion. The meeting was adjourned by Leonard Vogel at 7:57pm.