

Bridgepoint Civic Association
Board of Directors Meeting
Monday, May 16th, 2022

Board Members Present:

- Kevin Clark, President
Leonard Vogel, Vice President
- Michelle Plaskett, Secretary
- Scott Taylor, Treasurer
- Steve Merrel, Member

The Board of Directors meeting was held at 109 West Mink Street, Willis, TX 77378.

1. Open Session
 - The board meeting was called to order by Kevin Clark at 6:06 pm and a quorum was established.
2. Prayer
 - Courtney Clark opened the meeting with a word of prayer.
3. Pledge Of Allegiance
 - Kevin Clark led the audience in reciting the pledge of allegiance.
4. Secretary's Report
 - Kevin Clark asked if the minutes from the April 7th meeting required any changes. Michelle Plaskett reported that there were no changes. Kevin Clark made a motion to approve the minutes. Scott Taylor seconded the motion. Kevin Clark called for a vote to approve the minutes. The minutes were passed unopposed.
5. Treasurer's Report
 - Scott Taylor reported the civic association checking and money market accounts totaled \$278,744.89. Scott Taylor reported account receivables were approximately \$1,600 and account payables were approximately \$2,000. Scott Taylor reported that the tax return was filed and \$60,000 was paid although no taxes are owed at this time. Scott Taylor stated that it is possible that we may get some of the money back, however, if we do not build anything we may have to pay the taxes. Steve Merrel made a motion to accept the financial report as read. Len Vogel seconded the motion. Kevin Clark called for a vote to approve the financial report. The motion to approve the treasurer's report was passed unopposed.
6. Standing Committee Reports
 - Front Entrance Committee
 - Steve Merrel reported that the committee had not yet met this month. Steve Merrel noted that Cynthia Crawford (not present) is the head of the front entrance committee and all activities would be based on her calling a meeting of that committee. Steve Merrel reiterated that the committee has delayed moving forward with the front entrance until the construction was nearing completion. Merrel indicated that a property owner in Bridgepoint has offered to assist with plans of the front entrance. Steve Merrel stated that the committee's goal was to find companies that can provide us with designs to either reject, accept, or modify depending on price. Designs will then be presented to the members which will subsequently be voted on. Tom Gigliotti asked

if there was a proposed completion date for construction. Steve Merrel stated that Impact Magazine reported that the section that they are currently working on up to the small bridge would not be completed until the third quarter of next year. Steve Merrel stated that he was under the impression that they were going to start our section in the third quarter of this year. Steve Merrel believes we were better off waiting until the state completes construction prior to moving forward. Steve Merrel welcomed anyone in the audience to provide their opinions and suggestion regarding the front entrance.

- Architectural Control Committee
 - Robert Taylor, committee member, reported that there were no approvals since the last meeting. Robert stated one new request had been submitted, however, they are awaiting a few items in order to provide a formal approval. Robert reported that they had also not yet received the deposit. The Boyd's were present in the audience. Robert Taylor and the Boyd's held a brief conversation concerning the plans.

7. Old Business

- Picnic Table Installation
 - Kevin Clark asked if the picnic table had been installed. Steve Merrel reported that the table had been installed. Scott Taylor thanked everybody that worked on the project.
- Fence Repair at Boat Ramp
 - Kevin asked for an update on the fence repair. Paul Hogan reported that a bid from Astro Fence Company was obtained for 220' of fencing. Paul Hogan reported the bid to replace the posts, the rails, and new pickets totaled \$9,685. Paul Hogan stated the company was bonded, would obtain all necessary permits, and have the utilities marked. Paul Hogan reported that he checked the cost of materials at Lowe's in the event there were enough people in the subdivision to take on the project. Paul Hogan estimated cost of \$2465.14 and did not include concrete. Paul Hogan stated that another option was 1x4 cedar pickets which would cost an additional \$1,230. There was a conversation among board members on whether they should replace the entire fence or repair it. Scott Taylor asked Paul Hogan if the fence in his opinion was repairable. Paul Hogan stated that the majority of the posts were still solid and that four or five posts needed to be replaced. Scott Taylor remarked that it would be a lot cheaper if we repaired what was there. Kevin Clark asked if the pickets could be obtained easily. Paul Hogan stated that they were available at Lowes. A discussion concerning lumber size/availability took place between board members and Paul Hogan. Scott Taylor asked if we could get enough volunteers to fix the fence. Paul Hogan stated that we would be able to elicit enough volunteers. A discussion among audience members ensued regarding either replacing or repairing the fence. Scott Taylor asked Paul Hogan in his opinion should it be replaced or fixed. Paul Hogan recommended fixing the fence. Paul Hogan stated that Lowe's also sells sections of 4'x5' metal fence and it should be considered. Lynell Soltys asked if fixing the fence meant that all pickets would be replaced. Paul Hogan stated that all of the pickets would be replaced if we chose the repair route. Scott Taylor stated that if we spent more than \$2,500, we would have to have the membership vote. Wayne Cross suggested that we get a more accurate price quote closer to when the work was going to be completed to get a firm price on materials. Kevin Clark suggested that we obtain a bid on materials in September.

8. New Business

- Short Term Rental Deed Restriction

- Kevin Clark introduced Kerry Conkling who requested to be on the agenda in order to speak about short term rentals.

Kerry Conkling:

Property around the lake is being targeted by investors who are looking at the North side of the lake in particular because the south side of the lake is Conroe has a very active government who has recently implemented a HOT tax (hotel occupancy tax) on these short-term rentals. Investors are targeting our area who don't necessarily live in The Woodlands, Texas, or any where around here. They can be living in New York, Chicago, California, or overseas. These are not people you can call and say, "Hey, there is a party at your house." The Conroe convention and visitor bureau has really been pushing fishing tournaments and they have a very good director know that is very good at getting tourists to come to Conroe. Often, they don't have enough hotel rooms, so they are spilling out into personal homes. These aren't families with children who are enjoying the lake. These are fishermen who go out and fish and come back and party. There is usually between 10 and 14 taking over a house which is a problem. Kleimann Estates, which is right behind us, has amended their bylaws and they no longer will have VRBOs and Airbnbs. It was right across from us, and it was awful. There were huge parties, fraternity parties, weddings, underage drinkers, street racing, vulgar behavior, reckless boating/jet skiers, vandalism, constant loud noise and music. The next-door neighbors put their house up for sale and couldn't sell it. It was a serious problem. People who are in real estate know that you have to have disclosure. If there is a VRBO next door to you, you have to tell the buyer. Some of the parties that they have at these VRBOs are rave parties. They are an open invitation on social media. The invitation goes out and 100 people might show up. They have had up to 350 people show up. There was a shooting in Katy last year. These kids just showed up because they saw it on social media. A big draw in our neighborhood is the boat launch. If someone was renting a house, they would have access to the boat launch. If these fishing tournaments keep going the way they are going. If they are launching from our neighborhood, it would not be a good thing. A lot of people say it wouldn't affect them. If it is right across the street from you or next door it does affect you. I have also heard people say I want to keep my options open. The options are rent your house for a longer period of time if you want to make money off your house. I have a copy of the deed restrictions from Point Aquarius which is right across the road from us. They put it in in 2018. It's less than two paragraphs. They did not rewrite all of their deed restrictions. They wrote a paragraph and a half, and it is very concise, and it works. They have no problems now. We can insert that in there and it is done. We have been talking about this for four of five years and it is not to be ignored. We have to do something, and we should take it really seriously. Like I said, there are other ways to make money off your house. Michelle has rental property, and her minimum is two years. Point Aquarius' minimum is three

months. You cannot rent a home there for less than three months. They have made it very clear on what you can and can't do. You can't rent your house to family for a weekend that you don't know. People can be sneaky about it and try to pass it off as just friends coming to stay. That is not the way it works. I have stayed in VRBOs and BNBs and they are usually not in a neighborhood like ours. Our neighborhood is really nice, it is an exclusive neighborhood, and we don't want the traffic and we don't want people racing up and down the street like they did in Kleimann Estates. I hope the board takes it into consideration and revisits the idea. I have made some notes for Michelle which I will give her. This is not something we can ignore. 81% of all of the people who do short term rentals are millennials and Gen Z. They are people from Sam Houston State, college kids, teenagers whose parents had rented the house for them as a graduation gift, and they got rotten drunk. It was horrible to see, and it is not what we want to have. Our little cove stays nice and quiet, and folks are respectful. These people show up with jet skis and rented boats and they have no clue about boater safety. We had floaters in our cove last week where people came on their pontoon boat, and they jumped off and swam. That is extremely dangerous when you have people racing through with their jet skis and boats and they don't see that little head that popped up in the water. We have to keep our neighborhood as nice as it is, and I think putting this in there will be better for our property values. It will be better for the whole neighborhood. If we wait, it will be too late. If people buy a house as an investment turn around and say, "Oh, well nobody said anything about it, so we are good to go." Then you sue them, they sue you, they sue the HOA. Everybody gets sued and nobody wins.

Robert Taylor: I would like to add to Kerry's good presentation about this topic. When we were working on the deed restriction effort before, we talked about this specific deed restriction, and the biggest issue we had at the time was what the minimum period to be set in this new amendment. Point Aquarius picked three months. We were going to propose six months, but it never got out in front of the subdivision. Keep that in mind that we need a time period that is long enough that discourages short term rental behavior. Please discuss some other time options as what the minimum should be.

Kevin Clark: The last meeting we spoke about this and got a show of hands in who was interested in pursuing it. It definitely seemed like there was plenty of interest. I contacted our lawyer about a week ago when I reached out to him and asked for a quote for how much he would charge us to draft for essentially what Point Aquarius has. I think the last time we discussed this we decided to take a vote and determine how much would have to be spent, which may not be much.

A discussion between board members and audience members ensued about whether an attorney was needed to draft the restriction. It was decided by the board that drafts of a restriction would be prepared, a special meeting would be called, and a vote would be taken.

Wayne Cross stated that there needs to be a sense of urgency about this topic to which board members agreed.

- Street Light Repair
 - Scott Taylor stated that the light at the corner of JBK and Hillshire has been out for a couple of years and has called many times. Scott Taylor stated that he called again, and they won't give credit until they fix it. William Greenfield reported he saw a truck at the corner when he was walking last week. He told Mr. Greenfield he was there to fix the light. Mr. Greenfield stated that he thought he had fixed it, but he did not. Robert Taylor stated that someone at one time said there was an underground power supply issue.
- New Business
 - Scott Taylor made a motion to put in the budget and approve giving the residents in the neighborhood who mow common areas money for gas. Scott Taylor stated this is a board vote and not a membership vote. Scott Taylor stated there are certain members of this community that spend a lot of money on gas for mowing common areas and we are not having to pay and that it is very nice of them. Kevin Clark asked if receipts would be provided. Scott Taylor stated that we could get receipts, or he could go and pay for the gas with the debit card. Scott Taylor asked if there were any complaints or concerns? Wayne Cross stated that there was a line item in the budget for mowing and landscaping of \$1,700. Wayne Cross questioned whether or not we had someone already to mow the common areas. Scott Taylor stated that they did not mow all of the areas and that there were areas along the street where Kerry Conkling lives and that a neighbor does it. Scott Taylor stated that we pay for maintenance around the boat launch, around the estates, and the front entrance area. Scott Taylor stated that it would amount to a couple of hundred bucks if that. Scott Taylor stated that he was nice enough to mow it for us and with the price of gasoline it would be nice to reimburse him. Kevin Clark stated that as long as there are receipts, and it is documented he was ok with it. Scott Taylor stated we do not need to vote.

9. Possible Executive Session

- Executive session time slot not used.

10. Open Forum

- Kevin Clark opened the meeting to audience members.
 - Suzanne Stroh requested that the empty lot next to them be mowed. Suzanne Stroh stated that it had not been mowed since last year. Robert Taylor stated that it was the one lot out of the six that he reported to the board that had not been mowed. Kevin Clark stated that a letter had been sent. Robert Taylor asked what had been done in the past for that lot. Scott Taylor stated that the board paid someone to mow it and then a bill was sent to the owner. Scott Taylor said they paid the bill. Steve Merrel asked if a registered letter had been sent warning them they were going to get charged. Michelle Plaskett stated that only a letter requesting that the lot to be mowed had been sent. Suzanne Stroh asked if there was a way to make the owner bulkhead the lot as it was washing into the lake and washing out their yard. Kevin Clark stated that unless it was in the deed restrictions. Rick Soltys stated that it is in the deed restrictions and that if it

becomes a problem the subdivision can make them bulkhead it. Kevin Clark said he would do some research on it. Suzanne Stroh stated that it doesn't just affect her lot but that it affects the lake and that it has become shallow.

- Janet Westlake asked if there was any progress with Tachus. Kevin Clark stated that Tachus is not coming to our neighborhood alone. Steve Merrel stated that we would have to get us, Kleimann Estates, Lakewood, and Shadow Bay to agree to do it or they aren't coming in.
- Janet Westlake asked if someone could contact the county about the ditch in front of her house and Kerry's is full of branches and are blocking the ditch. Janet Westlake stated that it was full, and it could result in a flooding issue. Kevin Clark asked who should be contacted. An audience member stated that Precinct 1 needed to be called. Kevin Clark asked if they would clean the ditch in front of our houses, too. Scott Taylor stated that yes, they would, but that he did not want them doing his. Steve Merrel stated he would call Precinct 1.
- Kerry Conkling reiterated the importance of boating safety. Kerry Conkling asked that owners remind guests and family that come visit by boat to slow down. Kerry Conkling stated that the no wake zone is obvious, but some people don't know the rules. Kerry Conkling mentioned that she has had to repair her bulkhead at least five times in 18 years. Suzanne Stroh stated there are boats and jet skis that fly down all the way past her house and she is confident they don't belong to anyone in our subdivision.
- Scott Taylor stated he would like to discuss Ibonds. Scott Taylor stated he could set up an account with Treasury Direct, a no risk account where he could put in \$10,000 per year for the association. Scott Taylor reported that Ibonds are currently paying 9% and asked if anyone would have an objection to him putting money into Ibonds at Treasury Direct. Steve Merrel asked if they were federally insured to which Scott Taylor replied yes. Scott Taylor stated that if you need the money the worst-case scenario is you lose three months of interest. Scott Taylor went on to say that after 5 years you could take it out without losing any interest. Scott Taylor said the interest rate changes every six month and it could go down. Len Vogel made a motion to vote. Steve Merrel seconded the motion. [Conversation about Deed Restrictions below ensued.] Kevin Clark stated that this was a board vote and that all in favor say aye. The motion passed unopposed.
- Woody Dunn asked if all of the deed restrictions were going to be enforced or just the mowing. Woody Dunn stated that there were trailers you could see from the road, people's yards are overgrown, and some fences are falling down. Robert Taylor stated that the Architectural Control Committee made a deal with the board that they are going to start reporting any issues. Robert Taylor stated the first report we made was just on unkempt lots and that they would be looking at all deed restrictions. Robert Taylor reported that one of the trailers is getting ready to be sold. Robert Taylor told the audience that if you have other issues that you are concerned about report it to the architectural control committee and that they would send their reports to the board. Kevin Clark stated that if it is in the deed restrictions, we want to enforce it.

11. Meeting Adjournment

- Kevin Clark made a motion to adjourn the meeting. Steve Merrel seconded the motion. The meeting was adjourned by Kevin Clark at 6:55pm.