

Bridgepoint Civic Association  
Board of Directors Special Meeting  
Monday, October 16th, 2023

Board Members Present

Leonard Vogel - President  
Scott Taylor - Treasurer  
Lynn Newstrom – Secretary

Board Members Absent

Wayne Cross - Vice President  
Michelle Plaskett - Member

The Board of Directors Special Meeting was held at 109 West Mink Street, Willis, TX 77378 immediately following the Nomination Meeting.

1. Open Session

The Board Meeting was called to order by Len Vogel at 6:15pm and a quorum was established.

2. New Business

- a. Lynn Newstrom stated the purpose of this meeting was to discuss recent developments and activities regarding the Front Entrance project, specifically, the quote Wayne Cross received on the Norm Peterson design. This quote was emailed to all residents as well as posted on the website. Scott Taylor stated that the quote was only a general, preliminary one that doesn't appear to include other components such as landscaping or the base stonework to match. Robert Taylor stated that, once a design is officially voted upon and approved by The Membership, the FEC would get not one, but at least three quotes from different contractors. Lynn Newstrom suggested that, since we have the time right now, that maybe a competition-style process can be initiated where Membership can be presented with three possible designs and pick their favorite, thus eliminating the least popular one, leaving us with two choices, and so on until we have one design that everybody seems to like and then THAT'S the one that we will get an official bid (or three) on. Robert Taylor stated that the FEC intends to draft a survey to which Members will be emailed a link where they can express their opinions on certain aspects of the design(s), as well as important issues regarding the front entrance such as the Oak Tree and the Bridgepoint "wings", which Norm Peterson discussed. Additional dialogue followed regarding orientation of the sign, and the DOT's intention as far as where the transition from the North to the South will begin and end, etc. It was determined that we will have to wait and see, as it's estimated to be at least a year before it's done, thus further illustrating the need to use this time for designing and obtaining

feedback from The Membership. Darby Theilen asked if we didn't spend the whole \$250K on the front entrance, would we be able to spend the remainder of the money on another project such as the bulkhead that needs replacing. Scott Taylor said it might be possible but not a "slam dunk" that the IRS will accept that as part of a Capital Improvement. Len Vogel introduced the possibility that if we did spend the entire amount, over time, the Treasury may not be able to support the cost overrun, and Association Dues might have to be raised slightly.

3. Executive Session time slot not necessary

4. Open Forum

- a. Gary Carter stated that the asphalt on the 2<sup>nd</sup> section of JBK (after Hillshire heading towards the Boat Ramp) is in desperate need of repair and asked if anyone has spoken to the county about it. Robert Taylor said he would follow up on that as he expects to be in contact with the County on another matter concerning the Boat Ramp area.
- b. Janet Westlake stated that there is need for another visit from a county crew to remove fallen limbs and trim back the trees in that same section and was told by Robert Taylor that a call was made, but if others called as well, there is a better chance of them coming out. She also reported earlier in the meeting that there is a broken board in the bulkhead that needs repairing/replacing.
- c. 2024 Budget  
Scott Taylor made copies of the 2024 Budget available to present Members in addition to being uploaded on the website along with the Agendas and Minutes from both meetings. Darby Theilen asked if receivables negate voting rights and Scott Taylor replied that they did not. Scott Taylor asked if there were any more questions about the budget. With no other questions, Len Vogel made a motion to approve the budget, Lynn Newstrom seconded the motion. The motion to approve the 2024 Budget was passed unopposed.

5. Meeting Adjournment

Len Vogel made a motion to adjourn the meeting, Lynn Newstrom seconded the motion. The meeting was adjourned by Len Vogel at 6:46pm.