

Bridgepoint Civic Association
Board of Directors Meeting
Monday, September 19th, 2022

Board Members Present:

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

Board Members Absent:

- Michelle Plaskett, Secretary

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 Kevin Clark and a quorum was established.
2. Prayer
 - Kevin 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 board members had the opportunity to review the minutes from the May 16th meeting. Scott Taylor made a motion to approve the minutes. Steve Merrel seconded the motion. Kevin Clark called for a vote to accept the minutes. The motion to approve the secretary's report was passed unopposed.
5. Treasurer's Report
 - Scott Taylor reported the civic association checking and money account to be approximately \$272,000 in checking and savings accounts. Scott Taylor reported a net income of \$7,400 after expenses. Steve Merrel made a motion to accept the treasurer's report as read. Scott Taylor seconded the motion. Kevin Clark called for a vote to accept the minutes. The motion to approve the treasurer's report was passed unopposed.
6. Standing Committee Reports
 - Front Entrance Committee
 - Steve Merrel presented black and white drawings of a design and a bid obtained by the front entrance committee. Steve Merrel stated if this design was chosen everything that is currently in place in the center of the entrance would remain other than the temporary brick. Steve Merrel reported the bid came in at \$82,000. Steve Merrel reported that a bid on front entry gates was also obtained. Two options: 1) 4-12'6" arch swing gates-one manual gate (automatic closer not included) \$33,910. 2) 4-12'6" arched swing gates-(automatic closer not included) \$32,200. Front entrance committee meeting on the September 29th to discuss further.
 - Architectural Control Committee

- Robert Taylor, committee member, reported that one new project had been approved and one project had been completed and approved. Robert Taylor reported that there were still four open projects.
7. Short Term Rental Leasing Policy
- Kevin Clark introduced the short-term rental leasing policy and stated 60 yes votes were needed to pass. Kevin Clark reported that 47 ballots had been turned in by property owners. **Result: 31 yes votes and 16 no votes. The short-term rental leasing policy did not pass.**
8. Old Business
- Fence Repair at Boat Ramp
 - Kevin Clark reported that Len Vogel had talked with the owner next to the boat ramp about removing the fence altogether. Scott Taylor reported that Paul Hogan had priced materials and the cost would be approximately \$2,500 if volunteers repaired fence. Scott Taylor made a motion to tear the fence down and leave the boards there until a later date. Steve Merrel seconded the motion. Kevin Clark called for a vote to tear down the fence. The motion to tear down the fence was passed unopposed.
 - Streetlight Repair
 - Scott Taylor reported that the streetlight at the corner of JBK Memorial and Hillshire has been repaired. Scott Taylor also reported that Entergy was supposed to credit the subdivision, however, it has not occurred as of yet. Scott Taylor asked the audience for opinions on location of light at front entrance. A brief discussion ensued about current placement of light.
9. New Business
- Investment of Funds
 - Scott Taylor reported that the subdivision could buy a fixed guaranteed annuity from an insurance company on a five-year lock at about 4% (interest rates change occasionally). Scott Taylor suggested that \$100,000 out of the \$272,000 be used to buy a five-year lock 4% annuity. It will pay \$4000 a year which would be extra income coming in which would result in a positive cash flow. Taxes would have to be paid on the interest. Scott Taylor suggested that he buy it in order to save the subdivision commission. Scott Taylor would refund the commission to the neighborhood. Kevin Clark stated that it would tie the money up for five years. Scott Taylor also stated that a three-year lock could be done instead of a five-year lock. Kevin Clark stated a concern about the front entrance costing more than previously estimated. A discussion ensued regarding the front entrance, the completion of FM 1097 expansion, and funds needed. Len Vogel made a motion to buy an annuity on a five-year lock. Steve Merrel seconded the motion. Kevin Clark called for a vote to buy a fixed guaranteed annuity on a five-year lock. The motion passed unanimously.
 - Tachus
 - Kevin Clark reported the board received an email from Tachus asking permission to sign a utility easement for Bridgepoint Estates. Scott Taylor suggested getting with the estate owners. A discussion ensued in regard to easements and subdivision land ownership. Scott Taylor suggested that we send the document to the attorney to obtain an opinion.
 - Nomination Meeting October

- Kevin Clark announced that the nomination meeting is October 17th, 2022. Two positions will become open. Scott Taylor asked if anyone was interested in running for a position.

10. Possible Executive Session

- Executive session time slot not used.

11. Open Forum

- Open forum not used.

11. Meeting Adjournment

- Scott Taylor made a motion to adjourn the meeting. Steve Merrel seconded the motion. The meeting was adjourned by Kevin Clark at 6:45.