

MINUTES OF THE BRIDGEPOINT CIVIC ASSOCIATION  
BOARD OF DIRECTORS' MEETING

May 18, 2026

The Board of Directors (the "Board") of Bridgepoint Civic Association (the "CA") met on the 18<sup>th</sup> day of May, 2026 at the Willis Community Center, 109 West Mink Street, and the roll was called of the members of the Board:

Wayne Cross	President
Mike McDaniel	Vice President
O.B. Miller	Secretary
Scott Taylor	Treasurer
Leonard Vogel	Member at Large

and all of the above were present, thus constituting a quorum.

CALL TO ORDER AND RECOGNITION OF A QUORUM

Director Cross called the meeting to order at 5:30 p.m. and recognized a quorum of the Board with all members of the Board present at the meeting.

MINUTES

The Board considered approving the minutes of the January 26, 2026, meeting. Following review and discussion, Director Taylor moved to approve the minutes. Director Vogel seconded the motion, which passed unanimously.

TREASURER'S REPORT

Director Taylor reviewed the Treasurer's Report for the May 18, 2026, Board meeting, a copy of which is attached to these minutes. Following review and discussion, Director McDaniel moved to approve the Treasurer's Report and ratify payment of the bills presented for approval and payment. Director Miller seconded the motion, which passed unanimously.

STANDING COMMITTEE REPORTS

Mr. Norman Peterson reported regarding projects reviewed, approved and pending with the CA Architectural Control Committee (the "ACC"), including a house remodel and review of plans submitted for construction of metal building.

EXECUTIVE SESSION

The Board determined that it was not necessary to meet in Executive Session.

## NEW BUSINESS

The Board first discussed purchase and installation of electrical conduit for the front entrance in the amount of \$870.56 on May 1, 2026. Following review and discussion, Director McDaniel moved to approve the expenditure, as presented. Director Taylor seconded the motion, which passed unanimously.

The Board next considered appointing O.B. Miller and Leonard Vogel to the Board to fill the Board seats vacated by Gary Carter and Charles Clemons.

The Board also considered reorganizing the Board to appoint Director Cross as the Board President, Director Miller as the Board Secretary and Director McDaniel as the Board Vice President.

Following review and discussion, Director Taylor moved to (1) appoint O.B. Miller and Leonard Vogel to the Board of Directors; and (2) appoint Wayne Cross as the Board President, O.B. Miller as the Board Secretary and Mike McDaniel as the Board Vice President.

At the request of Director Cross, Mr. Peterson confirmed that the following individuals are currently serving on the ACC:

Norman Peterson  
Gary Carter  
Mike Andries

The Board next discussed plans for improvement of the subdivision entrance (the "Project"), including discussion regarding a proposed masonry wall and easements necessary to construct same. Director Cross discussed the Project plans and reviewed the budget for each proposed phase of the Project (Phase I, Phase II and Phase III). The Board distributed a ballot to property owners present at the meeting to complete and submit, either in person or by mail, to a Board member no later than June 30, 2026.

Director Cross opened the floor to property owners present for comment and/or questions.

There being no further business to come before the Board, the meeting was adjourned.

OB Miller  
Secretary, Board of Directors

LIST OF ATTACHMENTS TO MINUTES

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**Bridgepoint Civic Association**  
**Balance Sheet**  
**As of May 17, 2026**

Accrual Basis

	<u>May 17, 26</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
CD Woodforest	194,014.48
Sentinel Security Annuity	100,000.00
Woodforest BPCA	35,529.33
Woodforest BPCA MM	2,652.72
Woodforest Estates	2,545.20
<b>Total Checking/Savings</b>	<u>334,741.73</u>
<b>Accounts Receivable</b>	
Accounts Receivable	10,363.37
<b>Total Accounts Receivable</b>	<u>10,363.37</u>
<b>Total Current Assets</b>	<u>345,105.10</u>
<b>TOTAL ASSETS</b>	<b><u>345,105.10</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable Deposit Refund	2,000.00
<b>Total Accounts Payable</b>	<u>2,000.00</u>
<b>Total Current Liabilities</b>	<u>2,000.00</u>
<b>Total Liabilities</b>	2,000.00
<b>Equity</b>	
Retained Earnings	323,901.84
Net Income	19,203.26
<b>Total Equity</b>	<u>343,105.10</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>345,105.10</u></b>

**Bridgepoint Civic Association  
Profit & Loss**

Cash Basis

January 1 through May 17, 2026

	<u>Jan 1 - May 17, 26</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
<b>Maintenance Fees</b>	
Maintenance Fees - Non Estates	17,749.44
Maintenance Fees Estates	1,800.00
<b>Total Maintenance Fees</b>	<u>19,549.44</u>
<b>Transfer Fees</b>	100.00
<b>Deposits</b>	
Building Deposit	1,000.00
<b>Total Deposits</b>	<u>1,000.00</u>
<b>Interest</b>	
Finance Charges	9.72
Interest	4,127.93
<b>Total Interest</b>	<u>4,137.65</u>
<b>Total Income</b>	24,787.09
<b>Expense</b>	
<b>Front Entrance</b>	870.56
<b>Bank Service Charges</b>	432.00
<b>Landscaping</b>	
Lot Mowing Billed Owner	-999.50
Mowing Landscaping	2,600.00
<b>Total Landscaping</b>	<u>1,600.50</u>
<b>Postage and Delivery</b>	
PO Box Fees	376.00
<b>Total Postage and Delivery</b>	<u>376.00</u>
<b>Professional Fees</b>	
Accounting	500.00
<b>Total Professional Fees</b>	<u>500.00</u>
<b>Estates</b>	
Estates Gate Repair	724.20
<b>Total Estates</b>	<u>724.20</u>
<b>Utilities</b>	
<b>Electric</b>	
Electric Front Entrance	77.65
Electric Estates	118.68
Electric Boat Ramp	77.65
Electric Street Lights	603.09
<b>Total Electric</b>	<u>877.07</u>
<b>Total Utilities</b>	<u>877.07</u>
<b>Total Expense</b>	<u>5,380.33</u>
<b>Net Ordinary Income</b>	<u>19,406.76</u>
<b>Net Income</b>	<u><u>19,406.76</u></u>