

MINUTES OF THE BRIDGEPOINT CIVIC ASSOCIATION
BOARD OF DIRECTORS' MEETING

September 14 , 2026

The Board of Directors (the "Board") of Bridgepoint Civic Association (the "CA") met on the 14th day of September, 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 except ,Mike McDaniel thus constituting a quorum.

CALL TO ORDER AND RECOGNITION OF A QUORUM

Director Cross called the meeting to order at 6:00 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 May 18, 2026, meeting. Following review and discussion, Director Vogel moved to approve the minutes Cross seconded the motion Miller third, which passed unanimously.

TREASURER'S REPORT

Director Taylor reviewed the Treasurer's Report for September 14 , 2026, Board meeting, a copy of which is attached to these minutes. Following review and discussion, Director Vogel 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. Mike Andries reported regarding projects reviewed, approved and pending with the CA Architectural Control Committee (the "ACC"), including a house remodel and construction of metal building on JBK memorial drive .

EXECUTIVE SESSION

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

NEW BUSINESS /OPEN FLOOR

- a. Front entrance
- b. Phase 1,2,

Lots of concern that nothing is being done at the entrance or sign

But after discussion with the 17 homeowners that were present found that the board were getting contractors to come look but no submitted bid with materials and details have been submitted

Also concern why not moving forward on phase one and two

After lengthy discussion the homeowners present and board agreed to move forward on phase one and phase two to not wait on phase three recount or Tally or present question answered before spending money on the front

Also the board would try and post progress and bid information on website or by email to community

- c. Clarification of voting tally

Is the vote total supposed to be 50 % of the 95 available votes or 50% of the votes that were turned in

- d. Wing wall

Owners of the lots that wing walls are on not only want them down but

Home and lot owners present would like the process of those wall removal

To start and all irrigation and electrical to be removed also and put back level and not damage the trees on said lots

Board wants letter from lot owners of hold harmless before they can start

- e. Back dues and penalty and interest

Would like to see certified letters sent out and or some kind of collection or liens filed

On lots of homes or property that are delinquent

- f. possible discussion of recount of phase three by outside tabulator and verify the count and if tally ended up the same the homeowners that wanted the count will have to reimburse the Hoa if numbers change the cost would come out of Hoa

Adjourn meeting

Scott Taylor made motion to adjourn meeting Lenoard Vogel second the motion and the vote was unanimous

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

OB MILLER

Secretary, Board of Directors

Civic Association Meeting Dates for 2026

- ☐ January 26th (Annual & Election Meeting)
- ☐ May 18
- ☐ September 14th
- ☐ October 26 (Membership Meeting Taking Nominations)

LIST OF ATTACHMENTS

Treasurer's Report.....

4:50 PM
09/12/26
Accrual Buis

Bridgepoint Civic Association
Balance Sheet
As of September 14, 2026

Sep 14, 26

ASSETS	
Current Assets	
Checking/Savings	
CO Woodfor11t	196,276.66
Sentinel Security Annuity	100,000.00
WoodforHt BPCA	27,824.42
Woodforwat BPCA MM	2,655.38
Woodforwat EstatH	2,450.15
Total Checking/Savings	329,206.61
Account. Receivable	
Account. Receivable	11.22
Total Account. Receivable	11.22
Total Current Assets	340,431.02
TOTAL ASSETS	340,431.02
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable Deposit Refund	2,000.00
Total Accounts Payable	2,000.00
Total Current Liabilities	2,000.00
Total Liabilities	2,000.00
Equity	
Retained Earnings	323,901.84
Net Income	14,529.18
Total Equity	338,431.02
TOTAL LIABILITIES & EQUITY	340,431.02

4:50 PM
09/11/26
Cuh Buis

Bridgepoint Civic Association
Profit & Loss
January 1 through September 21, 2026

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OrdInIry Incom1/Expen11

Income

M1Int1n1nc1 F111

M1Int1n1nc1 F111• Non **E1t1111** 17,965.44

M1Int1n1nc1 F111 **E1t1111** 1,800.00

Total **Malnt1nanc1 F111** 19,765.44

TrInIfer F111 20000

D1polIt

Key Deposit 20000

Buildng D1pol1t 1,000.00

Total **D1po11ta** 1 20000

Int1r11t

Finance **Charg11** 9.72

Int1r11t 7,521.53

Total Interest 7 531.25

Total Income 28,696.69

Expense

Front Entrance 870.56

Bank S1rvlc1 Charges 432.00

Insurance 4 109.00

Landscaping

Lot Mowing **Bl1ed** Owner -999.50

Mowing Landscaping 6,900.00

Total Landscaping 5,900.50

Postage and Delivery

PO Box Fees 376.00

Total **Postage and Dellv1ry** 376.00

Professional **Fees**

Accounting 500.00

Tot1l Professional **Ftes** 500.00

Estates

Estates Gate Repair 724.20

Total **Estates** 724.20

Taxes

60.00

Ut1ll1les

Electric

Electric Front Entrance 139.77

Electric **E1tatea** 213.73

Electric **Boat** Ramp 139.77

Electric Strtet Lights 1,091.07

Total Electric 1,584.34

Water 268.45

Total Ut1ll1los 1,852.79

Total **Expenae** 14,825.05

Net Ordinary Income 13,871.64

Net Income 13,871.64