

**Bridgepoint Civic Association
Board of Directors Meeting
Monday, January 26, 2026**

Board Members Present

Charles Clemons – President

Wayne Cross – Vice President

Scott Taylor - Treasurer

Lynn Newstrom – Member at Large

Gary Carter – Secretary

The Board of Directors Meeting was held on January 26, 2026 at 109 West Mink Street, Willis, TX 77378 at 6:00pm.

1. Secretary's Report

Lynn Newstrom asked the board members if they had the opportunity to review the minutes from the November 5th, 2025 meeting and stated that the minutes will be uploaded to the website. Scott Taylor made a motion to approve the Minutes. Wayne Cross seconded the motion. The motion to approve the Secretary's report was passed unopposed.

2. Treasurer's Report

Scott Taylor reported that there is approximately total of \$324,900 in checking/savings. Mike McDaniel asked Scott about the amount of money that the HOA can hold. Scott answered that we can hold the monies and continue to let it accrue interest.

Financial reports were made available to all that were present and have been posted to the website. Gary Carter made a motion to approve the Treasurer's financial report. Lynn Newstrom seconded the motion. The motion to approve the Treasurer's financial report was passed unopposed.

3. Standing Committee Reports

- a. ACC Report - Norm Peterson reported that since the last meeting, there are two outstanding project that are unfinished and one new project. The family that purchased the Crawford house, the Haynes, will be doing major renovations to the house. We have received the plans for both the house as well as the workshop garages. Much of the work will be internal. The ACC has reviewed the plans and have approved them. The plans for the Sparenberg home have passed the one year mark and they have been contacted to see what the plan is. They stated that they are reviewing the plans and are making changes to

accommodate several trees that they want to save. Timing is still to be determined.

Norm stated that there has been a change to the ACC membership, namely Tina Andries stepping down and Mike Andries taking her place. The board has approved this change.

Norm voiced concern regarding the entrance to the Estates. The gate needs repair and Lynn stated that there are also several bricks in the wall that need to be replaced. Discussion regarding the cost of the repair may exceed the amount of funds in the Estates account and Scott stated that the HOA could “loan” the estates the additional monies to complete the repairs and recover it next year. Norm stated that they will get bids to complete the repairs and will get with Scott regarding them.

- b. FEC Report - Gary Carter reported that we have assembled a group to begin designs for the Front Entrance. The first meeting was held on January 22nd. The members of the committee are Bill Starr, Mike Andries, Rick Boyd, Norm Peterson, Chris Meade, OB Miller, Charlie Hearn, Charlie Clemons, Lorna Boudwin, Mike McDaniel. We will meet on February 9th with all members coming to the meeting with their drawing of what they feel the entrance should look like. Our goal is to have the Front Entrance completed by the end of 2026.
 4. **Ballot** Ballots were reviewed and as there were no write in candidates, the two people that were running for board seats were confirmed.
 - a. **Executive session** – Determination of board positions: Charlie-President, Wayne Cross- VP, Scott Taylor-Treasurer, Gary Carter-Secretary, Mike McDaniel-At Large. The board discussed the Secretary position as determined that the responsibilities will be distributed to throughout the board. The responsibilities are as follows: Key Pickup for meeting hall – President, Mail Pickup – VP, Violation Letters – At Large, Notes/Minutes/Agendas/Meeting agendas and times – Secretary. Website management, password control, email updates – Lynn Newstrom and Scott Taylor.
5. **Open Forum**
- a. The board thanked Lynn for her work on the board over the past 3 years and thanked her for her continuing efforts with the website.
 - b. There was a discussion regarding the gardeners beginning their work prior to 8:00am. It was agreed that they should not begin until then and that the residents should notify their gardeners if they are using a service and if not refrain from starting their work till after 8:00am.

6. **Adjourn the Meeting**

Gary Carter made a motion to adjourn the meeting. Scott Taylor seconded the motion. Charles Clemons adjourned the meeting.