

Bridgepoint Civic Association (BCA) Annual Membership Meeting Minutes
January 23rd, 2017
6:00 PM

Wayne Cross, President of BCA, called the meeting to order at 6:04PM on January 23rd, 2017. 36 people and all 5 BCA Board of Directors (BOD) members were present. Total attendance was 41 people.

Old Business

Bob McAnulty, Secretary of the BCA BOD, read the minutes of the December 9th BCA BOD minutes. Darby Theilen made a motion to accept minutes as read, motion seconded by Steve Merrill, and motion carried unanimously.

Scott Taylor, Treasurer of the BCA BOD, presented the P&L, Balance Sheet, and the 2017 BCA Budget. Scott handed out copies of the financials and the 2017 budget. Scott made the following observations about the financials and budget:

1. BCA has \$8K in 2 bank accounts excluding any 2017 annual dues revenue.
2. Outside of unforeseen necessary expenditures, no increases to the BCA dues will be necessary in the future.
3. Previous BCA BOD spent \$3.7K in legal expenses in 2016 with no resolution of pending legal issues. BCA BOD plans to mitigate these expenditures in the future.
4. 2017 budget manifests conservative balanced budget with no additional revenue from dues increase.

Steve Merrill made a motion to accept the financials and the 2017 budget as presented, motion seconded by Robert Taylor, and motion carried unanimously.

Pete Peterson made a plea for nominations for the Architectural Control Committee (ACC). Pete proposed ACC also handle deed restriction violations prospectively. The following people volunteered to serve on the ACC: Robert Taylor, Bobby Pena, Patty Vogel, and Al Truell.

Wayne Cross acknowledged with appreciation the volunteers who hung and dismantled the Christmas lights at the entrance to the subdivision in December

2016. Volunteers included Bobby Pena, Dan Narsh, Wayne Cross, Mike McDaniel, Bob Crews, Jeff Crews, Earl Calendar, and Rick Staniland.

New Business

Pete Peterson handed out a landscaping proposal for the subdivision. Mike McDaniel agreed to obtain bids for mowing and maintenance. Mike suggested BOD put pressure on owners' of vacant lots to mow every 2 weeks or incur liens for mowing expense incurred by BCA. Mike also suggested lawn maintenance contractors furnish proof of insurance for liability and workers compensation. Mike also commented that the BCA auto liability insurance covers the contractors. But Mike suggested the BOD research which is the optimum economic scenario – lower insurance premium/higher mowing cost using insured contractors or higher insurance premium/lower mowing cost using uninsured contractors.

Wayne Cross stated the BOD is working on creating a digital copy of the relevant iteration of the deed restrictions. Michelle Plaskett thinks she has a digital copy of the deed restrictions. She will research and let the BOD know if she can help with this project. Otherwise, the BOD will have to recruit a volunteer to type the restrictions into a new document. The intent is to make this document available to all residents of the subdivision.

Wayne Cross solicited volunteers to investigate the feasibility of installing fire hydrants in Bridgepoint. There is presently one 2 inch hydrant in Bridgepoint located at the terminus of the south leg of JBK at the intersection with Hillshire Drive. The following people volunteered to investigate the feasibility, cost, and financing options to present to the BOD: Steve Merrill, Paul Hogan, and Tony Westlake. Pete Peterson will chair this ad hoc committee.

Wayne solicited volunteers to investigate the feasibility of installing a generator at Bridgepoint's water facility. When the facility loses power, water pressure is low and sometimes non-existent. The project was tabled for a lack of interest.

Wayne Cross solicited volunteers to advise the BOD on landscaping issues in the subdivision. The intent is not for this committee to perform work, but rather advise the BOD on potential projects. The BOD will evaluate the projects for

sanctioning. If projects are sanctioned, the work will be performed by contractors or subdivision volunteers. Jamie Ivey volunteered the Bridgepoint Woman's Group for this committee. Pete Peterson will chair this ad hoc committee.

Questions From The Meeting Attendees

Tony Westlake asked about potential legal issues and unrecorded liabilities. Scott Taylor, who visited with BCA attorneys, stated he knew of no unrecorded liabilities. He then reviewed these open legal issues:

1. There is a lien on the Bass vacant lot on south leg of JBK. The lien is for \$2,452.00. The lot is apparently being sold, so Scott Taylor and Wayne Cross will assure BCA receives the \$2,452 if the lot is sold.
2. There is legal action pending against the property at the very east end and south side of street, on Hillshire Drive. This is the property where the red snow cone bus is parked in front of the property.
3. There is an unresolved legal issue with John Hudson on JBK. John has not paid BCA dues for 4 years. Scott went and talked to John to determine what the issue is with his non-payment. John's house is one of several legacy houses in the subdivision where the residents have disputed claims of immunity from dues and deed restrictions. John claims to have documentation which obligates him to pay dues of \$90 per year. John told Scott he is willing to pay \$360 to the BCA to bring his dues current, but he does intent to fight any attempt to get him to pay the \$216 per year which other, non-Estate, residents pay. The BOD will evaluate accepting the \$360 to defer any future legal fees.

Suzanne Stroh, who lives on the north leg of JBK, wanted to know if the deed restrictions prohibited the construction of boathouses with a large footprint which potentially blocks the few of other residences. The BOD will research, but Scott Taylor offered that he thought the deed restrictions were silent on this issue.

Ray Roland questioned if the BOD had a handle on how many votes each lot in the subdivision has. The bylaws are confusing on this issue, and the residents present

and the BOD expressed a desire to adopt a voting paradigm that offers one vote for each lot owned. Pete said this issue is a work-in-progress.

Robert Taylor expressed a concern about the poor lighting in the subdivision, and whether the subdivision would be liable for an accident caused by poor lighting. The BOD will check the subdivision's insurance policy to see if the subdivision would be liable for an accident caused by poor lighting.

Tony Westlake expressed gratitude for the BOD's service and for identifying and working the important issues facing the subdivision.

Mike McDaniel made a motion to adjourn, motion seconded by Steve Merrill, and motion carried unanimously. The meeting was adjourned at 7:03 PM.

Respectfully submitted,
Bob McAnulty, Secretary of BCA

