

Bridgepoint Civic Association (BCA) Membership Meeting Minutes
March 20th, 2017
6:00 PM

Wayne Cross, President of BCA, called the meeting to order at 6:00PM on March 20th, 2017. 32 people and all 5 BCA Board of Directors (BOD) members were present. Total attendance was 37 people.

Old Business

Bob McAnulty, Secretary of the BCA BOD, read the minutes of the January 23rd, 2017 BCA Annual Membership Meeting. Steve Merrill made a motion to accept minutes as read with one correction, motion seconded by Robert Taylor, and motion carried unanimously.

Scott Taylor, Treasurer of the BCA BOD, presented the Balance Sheet as of 03/20/2017 and the Income Statement for the period of 01/01/2017 through 3/20/2017. Scott handed out copies of the financials. The BCA assets are \$26,400.94 which is mostly cash in the bank to fund the 2017 budget. The BCA income of \$13,593.93 is mainly the collection of 2017 annual maintenance fees less year-to-date-expenses.

Scott made the following observations about the financials as follows:

1. \$862.00 is owed law firm for work performed in 2016. Scott asked if anyone present had an objection to him paying the invoice. Hearing no objection, Scott said he would pay the invoice.
2. 85% of the annual maintenance fees have been collected. Scott anticipates 100% will be collected by the end of March.

Mike McDaniel solicited 3 bids for landscaping maintenance. Since Mike is out-of-town, Wayne presented the bids as follows: Sergio \$227/visit; Acapulco \$170/visit (current contractor); TX Grounds Keeping \$165/visit. Wayne wanted time to study these bids in detail to assure the bids are all made on the same basis. The BOD is generally satisfied with Acapulco, but the BOD will make a landscaping maintenance contractor recommendation at the next BOD meeting.

Discussion evolved into the issue of vacant lots not being maintained. Many residents expressed dissatisfaction with the appearance of some vacant lots. There is one lot on the north leg of JBK which is especially unsightly with dirt mounds, downed limbs and trees making mowing impossible. Other vacant lots are cleared but mowed at unacceptable frequencies.

Since the residents present expressed a desire to have these situations rectified, the BOD will come up with guidelines in the next meeting. Generally, the BOD will send the owners of these unmaintained vacant lots a list of specific compliance requirements. If these requirements are not rectified timely, then the BOD will contract the work done and put a lien on the property.

Wayne expressed the BOD's intent to communicate with residents via the BCA website (www.bridgepointca.org). The website is, and will be, a comprehensive compilation of documents relevant to the BCA. There is an email address on the website (info@bridgepointca.org) where residents can communicate with the BOD. Wayne stated there will be one more hardcopy mailing to communicate the BOD's intent and to provide all residents with the BCA's URL (internet website address).

Pete commenced an update of the deed restriction violations as follows:

1. The ACC (Pete Peterson, Patty Vogel, and Rick Stanaland) are attempting to correct deed restriction violations by eliciting voluntary compliance. The BOD wants to use legal action as the last resort.
2. The ACC has already begun visiting with deed restriction violators about what the ACC expects from the residents to bring their properties into compliance.
3. Some people interpret the deed restrictions differently, so the BOD may need to amend the deed restrictions to make the deed restrictions very specific and unambiguous.
4. Pete commented that bringing all the deed restrictions into compliance will take a few months.

Kerry Conkling read a letter to the BOD with the following points emphasized:

1. Kerry bought in Bridgepoint 20 years ago, and she built a home 13 years ago.

2. She bought in Bridgepoint because of its robust deed restrictions. Now she feels betrayed at the profusion of ugly metal buildings. She characterized Bridgepoint as looking like an industrial park. She even suggested that businesses may be run out of some of these buildings which violates another deed restriction.
3. Kerry wants the BOD to enforce the moratorium imposed by the former BOD in the 4th quarter of 2016.
4. She suggested that if the new BOD is unwilling to enforce the 2016 moratorium, then we should put the issue to a vote of all of the Bridgepoint residents in the next BOD meeting.

Steve Merrill presented an update from the Fire Hydrant Committee (Pete Peterson, Steve Merrill, and Paul Hogan) as follows:

1. Steve stated the one hydrant in the neighborhood is a riser or dry hydrant. The hydrant is not connected to the neighborhood water system. The hydrant is just to supply tanker trucks with lake water.
2. Steve said installing fire hydrants connected to the neighborhood water system would be prohibitively expensive. Steve said the entire water system would need to be refurbished, a water storage tank would have to be built, and each hydrant cost \$3K to \$7K installed.
3. Steve suggested more dry hydrants strategically installed around the neighborhood to enhance the fire department's firefighting efficiency would be a more realistic option. Steve is awaiting the cost of this option and will update the residents in the next BOD meeting.

Although the subjects were on the agenda, there was no report on the garden club, vote per lot, and subdivision lighting.

New Business

Two homes adjacent to Bridgepoint but not members of BCA (Born & Owen) have requested access to BCA's boat ramp. The families are willing to pay a significant annual fee for access. Granting access will violate the BCA deed restrictions. So amending the deed restrictions would have to precede approval of the request. Prior BOD denied this same request because of the deed restriction issue. The BOD will make a recommendation in the next BOD meeting.

Scott stated he had received a \$360 check from John Hudson - resident of legacy home on south leg of JBK. The payment represents 4 years of unpaid annual maintenance fees. John claims he has documentation which entitles his legacy property to an annual maintenance fee of \$90/year. The previous BOD spent significant funds on legal fees challenging John's assertion. A judge eventually dismissed the case without making a judgement. Some information was exposed in the meeting which needs to be examined prior to voting on accepting John's check. The BOD will evaluate the new information and make a recommendation in the next BOD meeting.

Wayne asked if there were additional items to discuss, there being none, he requested a motion to adjourn the meeting. Rick Soltys made a motion to adjourn, seconded by Robert Taylor, and passed unanimously. The meeting was adjourned at 7:15PM.

Respectfully submitted,
Bob McAnulty, Secretary

