

Bridgepoint Civic Association (BCA) Membership Meeting Minutes  
April 17, 2017  
6:00 PM

Wayne Cross, President of BCA, called the meeting to order at 6:00PM on April 17th, 2017. 23 residents and all 5 BCA Board of Directors (BOD) members were present. Total attendance was 28 people.

Old Business

Bob McAnulty, Secretary of the BCA BOD, read the minutes of the March 20th, 2017 BCA Membership Meeting. Scott Taylor made a motion to accept minutes as read with one correction, motion seconded by Janet Taylor, and motion carried unanimously.

Scott Taylor, Treasurer of the BCA BOD, presented the financial report as follows:

1. There are 5 unpaid annual fees yet to be collected.
2. The balance in BCA's bank account is \$28,000.
3. The legal invoice for \$862, which was discussed in the March meeting, has been paid.

Mike McDaniel solicited 3 bids for landscaping maintenance. Mike explained that he very specifically explained to each of the 3 bidders what they were bidding upon. Therefore, Mike thought the bids could be evaluated as presented without analysis.

Wayne recused himself from discussion and voting since he uses one of the contractors. Since Acapulco does not have liability insurance, Scott asked if insurance was necessary. Darby stated, in his opinion, liability insurance is not necessary for this contractor.

Darby recommended that BCA retain Acapulco for 3 reasons as follows: competitive bid, sound existing relationship, and quality of work. Darby made a motion to retain Acapulco as our landscaping maintenance contractor. Scott seconded the motion, and the motion carried unanimously.

Pete offered an Architectural Control Committee (ACC) update. He stated the BCA Board encourages the entire neighborhood to participate in running the neighborhood. He encouraged everyone to evaluate their property to assure their property is in compliance with deed restrictions. Pete stated the ACC has 6 requests for property modifications, some of which are carried forward from the previous BOD, which the ACC is working. He stressed the ACC is working hard to expedite these approvals. He further explain that each request requires a \$500 check, and \$450 will be returned when the request is approved. Much contradictory discussion ensued about this \$500 assessment. Robert Taylor stated that there is nothing in the bylaws or the deed restrictions which mandates this assessment.

Lynell Soltys reported on the garden club activities. Lynell requested permission to put together a crew of volunteers to remove the dead cedar trees at the entrance to the subdivision. The consensus was to allow Lynell to move forward with this project. Lynell also reported that she had sprayed and fertilized all of the shrubs at the entrance to the subdivision.

The agenda issues of how many votes per lot and the issue of subdivision lighting were not discussed, although these are issues still requiring resolution.

Wayne reported that that the lien on the Bass lot had been cleared, and the \$2900 owed by the former property owner has been collected and deposited in the BCA bank account.

### New Business

Wayne stated the BCA deed restrictions and bylaws need updating. The 1978 and 1997 versions of the deed restrictions are different, so clarification is necessary. The BCA BOD will present proposed changes to the BCA membership in the Fall of 2017 for the two-thirds approval of the BCA membership's approval.

Kris Stanaland stated the BCA Directory needs to be updated. Since Michelle Plaskett compiled the last edition of the directory, Kris suggested that we ask Michelle if she would be being willing to publish an updated version of the directory.

Wayne stated the next BCA meeting will be May 22<sup>nd</sup> , 2017. Since Wayne will be unavailable for this meeting, Darby Theilen will preside over this meeting. Monthly meetings will be suspended for the Summer, but monthly meetings will resume in September.

Discussion ensued about the previous BOD's moratorium on metal building construction. The consensus was that the moratorium is unenforceable without changes to the deed restrictions. The BOD will consider putting this deed restriction change to a vote in the Fall.

Mike McDaniel stated that the irrigation system in the front of the neighborhood needs to be repaired. Also, there was discussion about the dismantling of the fountain at the entrance to the neighborhood. The BOD will address these issues.

The boat ramp usage by non-BCA members was discussed. The current deed restrictions prohibit this usage, so the BOD will consider this as another possible deed restriction modification to be voted upon in the Fall

Wayne requested a motion to adjourn the meeting. Robert Taylor made a motion to adjourn, seconded by Al Trull, and the motion passed unanimously. The meeting was adjourned at 7:15PM.

Respectfully submitted,  
Bob McAnulty, Secretary

