



Minutes of meeting of Board of Directors

June 7, 2026, at the Nelson home, 1813 NE 83rd St., Kansas City, Missouri

Secretary Ken Nelson hosted fellow directors Mike Palikij, President; Judy Meier, Vice President, Jack Kammerer, Treasurer; Carolyn McClure, Architecture/Compliance; Scott McClure, Landscaping; Jason White, Pool Management, and seven guests: Neighbors Jim Schnitz, Joanne Link, Paul Link, Mary Jacobi, Bob Jacobi, Pat Rainey, and new neighbor Jonathan Beckman. The meeting location moved from the swimming pool because rain threatened.

Mr. Palikij called the meeting to order at 5:30pm. The board approved the proposed agenda for the June 7, 2026, meeting, and minutes of the April 12, 2026, meeting.

Board members thanked Jim Schnitz for repairing the BridgePointe Book Station, a box in the swimming pool parking lot where neighbors can borrow and loan books. He built the original station, which was badly damaged by weather recently.

Regarding the website, Mr. Nelson presented a June 7, 2026, report by webmaster Josen Ruiseco, who listed various tasks which have been completed, and identified work which is underway. A copy of the report is attached.

Regarding signs, Mr. Nelson reported that Association has bought new signs to promote events. Matt Ryan is the sign coordinator, having gathered all signs and stored them in a closet at the swimming pool. He installs signs at each of the neighborhood's four entrances prior to events and removes them promptly afterward.

Swimming Pool Chair Jason White said the pool preparation and opening went well. The pool was closed for one day because a pump motor failed. Pool Manager Jeff Johnson arranged to fix it, and the pool water was completely filtered that night. Patrons have been behaving well, and loud music has not been a problem. Lights have been repaired and will go off at 1am. Nancy Paulick has offered to be trained on programming and handling the electronic fobs which are required for entering the pool's fenced area. Enough neighbors have volunteered to take a week-long turn at closing the pool (tidying, closing umbrellas, checking trash, etc.) that only one week remains without a volunteer yet.

Landscaping Chair Scott McClure said he removed the old basketball goal and discarded it on Dumpster Day. He removed most of the pole, which was recycled. He and Mr. Palikij will remove the bottom part of the pole to ground level with a cutting torch. New drawings for replacing the retaining wall on the west side of N. Wayne at N.E. Barry Road await approval from the City, whereupon bids will be sought. Mrs. Meier will ask her husband, Don, to check with his contacts at the U.S. Corps of Engineers, whether the

retaining wall is in a floodplain. Mr. McClure is trying to contact Illusion Landscaping about clearing overgrowth and volunteer trees from the area around pine trees north of the swimming pool and near where N. Wayne intersects N.E. Barry Road.

Secretary Ken Nelson reported that the Association's registration with the Missouri Secretary of State has been renewed for 2026. He also said communications since the last board meeting include newsletters in April and May, in addition to several email blasts and Facebook posts about social events. A June newsletter is in production. Kristy Cofer has done a brilliant job of sending timely and informative emails about meetings, events and other news to neighbors who have signed up to receive them. Upon motion and second, the board adopted a Resolution appointing Mr. Nelson to be the Association's registered agent, replacing Linda Spotts Michael. A copy of the Resolution is attached.

Treasurer Jack Kammerer submitted a bi-monthly financial report which is attached. He reported these account balances:

Cash Certificate of Deposit, \$100,000

Savings, \$143,907.13

Checking, \$13,189.55

Upon motion and second, the board agreed to change the late fee for unpaid dues to \$10 monthly, beginning in February 2027. Seven of the 201 households in BridgePointe remain delinquent on dues. Financial reports will be posted bi-monthly on the Association's website.

Vice President Judy Meier reported that food trucks for the June and July TGIF Social Hours have been arranged by Maureen Rucker to be at the swimming pool parking lot. Mrs. Rucker has been unable so far to get a truck for August. Shawna Pierce has been trying to enlist hosts for the other TGIF months. Bob and Susan Hiatt will host in September, and Linda Spotts Michael will host in October. Hosts still are needed for November and December. (TGIFs usually happen on the second Friday of each month.) Mr. White noted that neighbors with children are left out of the adults-only TGIFs. Mrs. Meier will invite board members and other neighbors to a meeting to discuss and plan more social events, perhaps involving families with young children. Block parties and resumption of annual pool parties were mentioned as possibilities.

Architecture/Compliance Chair Carolyn McClure approved request for changes of three roofs and one deck. She is surprised at how often neighbors are unaware they must obtain approval for significant changes to appearance of properties. She noted that the Covenants and Restrictions (C&Rs,) written in 1986, are somewhat obsolete in that they do not address current issues, such as new roofing materials. She also suggested hiring a consultant to survey properties in the neighborhood and report what changes can be proposed to improve the appearance of properties. Pat Rainey agreed that C&R changes are needed. Mr. Palikij said he would employ artificial intelligence to compare

BridgePointe's C&Rs to those of other homes associations to see what changes can be proposed to the neighborhood.

Pat Rainey said he would contact Reserve Advisors, a consulting firm which the Association has engaged to help to prepare a long-range plan to use reserve funds for capital improvements as they are needed. The consultant will want to see the Association's financial information and recent construction contracts, and will want to meet with board members and tour the Association's properties.

Mr. Palikij said he would recruit Block Captains to revive the program which has gone dormant. Mrs. McClure and Mr. Link said they are willing to serve as a Block Captains, and that Irene Siedler also has volunteered to serve.

The next meeting will be at 5:30pm, August 2, 2026, at the Meier home, 1907 NE 82nd Terr., Kansas City, Missouri.

Respectfully submitted,

Ken Nelson, Secretary
June 10, 2026

Website report from Josen Ruiseco on June 7, 2026

Dear Ken, Kristy, Curtis, and Board Members,

Ahead of tonight's board meeting, I wanted to provide a brief update on the website redesign project, summarize progress to date, and outline the path forward.

First, I want to acknowledge that this project has taken longer than originally anticipated. I take responsibility for that, and I understand the frustration that delays and inconsistent communication can create. My commitment is to finish this project well and deliver a website that serves the Bridge Pointe community for years to come.

While there is still important work ahead, a considerable amount of work has already been completed.

Completed work includes:

- Resolution of multiple website reliability and redirect issues.
- Security remediation and infrastructure improvements following hosting and malware-related issues affecting my broader server environment.
- Website backup, maintenance, and stability improvements.
- Development and implementation of a redesigned homepage.
- Mobile optimization and responsive design improvements.
- Board meeting announcement and popup functionality.
- Newsletter and communication enhancements.
- Multiple rounds of design revisions based on stakeholder feedback.
- Integration of recognizable Bridge Pointe imagery and branding elements to strengthen community identity and user confidence.

Work currently underway includes:

- Realtor and prospective homeowner resource center.
- Community information organization and content improvements.
- Additional usability enhancements throughout the site.
- Page-by-page review and refinement of existing content and resources.
- Final testing across desktop, tablet, and mobile devices.

Attached is an early concept for the proposed Realtor Center. The goal of this section is to create a centralized resource for prospective homeowners, current residents, and real estate professionals seeking information about the neighborhood. This area will help answer common questions, provide quick access to important documents and community information, and showcase the quality and character of Bridge Pointe to prospective buyers and their agents.

I believe this section has the potential to become one of the most valuable resources on the website by helping residents, prospective homeowners, and real estate professionals quickly find the information they need while presenting Bridge Pointe in a professional and welcoming manner.

My current goal is to complete the remaining development work during June and target a launch on or before July 1, 2026.

To help maintain transparency and accountability moving forward, I will provide regular progress updates as we work through the remaining items and move toward completion.

I appreciate the patience of the board throughout this process and look forward to delivering a website that reflects the quality, professionalism, and sense of community that make Bridge Pointe such a special neighborhood.

Thank you,

Josen Ruiseco

Josen Ruiseco. Owner

SHOUTCLOUD STUDIOS

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Bridgepointe Homes Association

			Jan - May	
	FY 25 Actual	FY 26 Projection	FY YTD	YTD % of Projection
Revenue				
Dues	\$89,312.45	\$88,440.00	\$85,291.46	96.4%
Interest Income	\$5,595.92	\$5,200.00	\$2,393.66	46.0%
Late Fees	\$477.25	\$500.00	\$231.24	46.2%
Lost Pool Fob Fees	\$50.00	\$50.00	\$25.00	50.0%
Transfer Fees	\$1,500.00	\$1,500.00	\$750.00	50.0%
Total Revenue	\$96,935.62	\$95,690.00	\$88,691.36	92.7%
Expenditures				
Activities				
Barbecue Contest	\$365.32	\$550.00	\$551.58	
Dumpster Day	\$120.00	\$120.00	\$120.00	100.0%
Easter Egg Hunt	\$217.49	\$225.00	\$220.81	98.1%
Fall Festival		\$300.00		
Octoberfest	\$0.00	\$100.00		
Pool Party	\$316.54	\$350.00		
	\$1,019.35	\$1,645.00	\$892.39	
Landscape				
Flags	\$92.55	\$145.00	\$145.49	100.3%
Illusion Lawn & Landscape	\$7,713.10	\$7,713.10	\$2,313.93	30.0%
Maintenance	\$1,871.31	\$1,500.00		

	\$9,676.96	\$9,358.10	\$2,459.42	
Pool				
Johnson Pools	\$21,800.00	\$23,200.00	\$7,600.00	32.8%
Maintenance	\$2,594.00	\$3,500.00	\$3,099.43	88.6%
Google Fiber	\$1,175.64	\$1,500.00	\$692.60	46.2%
Furniture & Equipment	\$483.29	\$400.00		
	\$26,052.93	\$28,600.00	\$11,392.03	39.8%

Jan - May

FY 25 Actual **FY 26 Projection** **FY YTD** **YTD % of Projection**

Accounting

Treasurer Stipend	\$900.00	\$900.00	\$375.00	41.7%
QuickBooks	\$477.00	\$627.00	\$250.00	39.9%
	\$1,377.00	\$1,527.00	\$625.00	40.9%

Utilities

Energy	\$2,444.74	\$3,000.00	448.05	14.9%
KCMO Water	\$6,503.01	\$6,500.00	347.05	5.3%
Telephone	\$402.80			
	\$9,350.55	\$9,500.00	\$795.10	8.4%

Insurance	\$5,281.00	\$2,542.00	\$2,542.00	100.0%
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Miscellaneous

Building Rental			\$15.00	
Postage		\$320.82	\$156.00	

Office Supplies	\$274.32	\$350.00	\$465.98	
Signs			\$1,483.72	
Taxes	\$1,173.70	\$2,595.00	\$2,594.42	
Mailchimp		\$143.00	\$65.00	
Licenses & Permits				
Printing & Reproduction		\$0.00	\$48.00	
Reserve Consultant		\$2,550.00	\$1,275.00	
Website Development		\$4,275.00	\$1,720.00	
Bank Service Charges			(\$0.13)	
	\$1,448.02	\$10,233.82	\$7,822.99	76.4%
Total Expenditures	\$52,757.79	\$63,405.92	\$26,528.93	41.8%
Net Revenue	\$44,177.83	\$32,284.08	\$62,162.43	

**Resolution
of the
Board of Directors
BridgePointe Homes Association**

Authorizing Appointment of New Registered Agent

WHEREAS the Directors of the BridgePointe Homes Association have concluded that Kenneth E. Nelson, Secretary and a Board Member should be appointed to replace Linda Spotts Michael as the registered agent of record with the Missouri Secretary of State, and

WHEREAS the directors believe this action would benefit the Association, and

WHEREAS a quorum of Directors is present at a meeting for the purpose of considering this action, now therefore

BE IT RESOLVED that Linda Spotts Michael is discharged from serving as registered agent and Kenneth E. Nelson is appointed to serve as registered agent in lieu thereof, effective immediately, and that Kenneth E. Nelson is hereby, authorized and directed to execute, and to do all such things as are necessary, to accomplish this change.

If a contract or other documents is to be signed pursuant to this resolution, a copy is attached.

Secretary's Certificate

I hereby certify that the foregoing resolution was adopted on June 7, 2026 by the Board of Directors according to its authority under the Homes Association Declaration, as amended, and the By-Laws of the BridgePointe Homes Association, and that it has not been rescinded or modified, and presently is in full force and effect.

_____/s/_____
Kenneth E. Nelson, Secretary