



Minutes of meeting of Board of Directors

April 12, 2026, at the Meier home, 1907 NE 82nd Terr. Kansas City, Missouri

Vice President Judy Meier hosted fellow directors Mike Palikij, President; Jack Kammerer, Treasurer; Ken Nelson, Secretary; Carolyn McClure, Architecture/Compliance; Scott McClure, Landscaping; Jason White, Pool Management, and two guests – old neighbor Jim Schnitz and new neighbor Stacy Steinhauer.

Mr. Palikij called the meeting to order at 5:34pm. The board approved the proposed agenda for the April 12, 2026, meeting, and minutes of the February 1, 2026, meeting.

Regarding the website, Mr. Nelson presented an April 12, 2026, report by webmaster Josen Ruiseco, who said (1) the photographs and contact information for board members have been posted, (2) a page shows details about the Larry Hanson Good Neighbor Award and its recipients, (3) software and security are fully updated and current. Mr. Ruiseco will continue working on posting videos, posting corporate documents and newsletters, and obtaining a new web server to house the website with greater security. To resolve the limited video capacity, the board voted to authorize an upgrade of Vimeo service at a cost increase from \$25 monthly to \$60 monthly.

Regarding signs, to have timely and reliable signage promoting events at all four subdivision entrances, the board authorized Mr. Nelson to purchase more signs. The board also agreed to appoint Matt Ryan to coordinate sign usage, including posting and removing signs, and storing them at the swimming pool.

Mr. White reported that the swimming pool's underwater light has been repaired at a cost under the original estimate. Nancy Paulick has volunteered to program key fobs and manage them in his absence. He said the battery for the lock backup system failed and has been replaced. Electrical inspection is complete. The Jefferson Pool Management company offered to remove trash weekly for an extra \$15/week. The board approved that additional expense. Mr. White says the land-line telephone at the pool presently does not work, but he will have service restored before the pool opens. He awaits a bid from Ron Paulick to clean and stain the pergola. Umbrellas are in poor condition, and deck furniture is showing wear. He will explore replacing and/or rehabilitating them. Mr. White will arrange for replacement of all door locks within the pool area so all locks are functional and can be opened with a single key. Duplicate keys will be issued to people as needed.

Mr. Palikij said replacement of the N. Wayne retaining wall awaits a permit from the City of Kansas City, and that a survey may be required, possibly increasing the cost beyond the original bid. In regard to eventually replacing the old rock wall on the south side of the swimming pool parking lot, Mr. McClure said a survey may also be needed to establish the property line.

Mr. Nelson reported that the revocation of the Associations annual registration with the Secretary of State has been rescinded, such that the Association now is in good standing. Recent communications included a direct mail of news to all residents in February, and newsletters distributed by email and on Facebook in each of March and April.

Mr. Kammerer reported bank balances on March 31, 2026:

Checking \$20,612.21

Savings \$ \$143,058.30

CD \$100,000

He said he filed 2025 tax returns on time.

Mrs. Meier said no one has volunteered to host the May TGIF yet. Two households have volunteered to host in September, but one of those will be asked to host a different month. All activities have hosts, organizers, or sponsors.

Mrs. McClure has found no information about a zapier.com account which had been reportedly created to track requests by homeowners for changes in the appearance of their properties. She has approved four changes, including one roof, two decks, and one fence. She keeps scanned copies of the requests and approvals electronically, and paper copies in a binder. She also has adjusted the Architectural Change Request form to include an address of the requesting property on the first page for easier filing.

Mr. Nelson reported that he and Curtis Stock continue to work on a draft of a brochure which can be posted on the website to provide information to realtors and new neighbors. They met on April 11, 2026, to compare new text and ideas which they had developed. The board voted to accept Mr. Stock's offer to be the person, on behalf of the Association, to contact real estate agents to provide information which they want to know about BridgePointe.

Mr. McClure said he will arrange to remove the decrepit and unused basketball goal and post which are on the western edge of the swimming pool parking lot.

Mr. White offered to contact Pat Rainey to discuss a procedure for creating a new long-range plan for capital improvements and the Reserve Fund.

Mr. Schnitz, who originally built the book depository at the swimming pool parking lot, offered to repair it after it recently was damaged.

The meeting adjourned at 7:30pm.

The next meeting will be at 7pm, June 7, 2026, at the swimming pool, 1418 NE 83rd St. All Association members are invited to attend the meeting and offer questions, concerns and suggestions to the Board.

Respectfully submitted,

Ken Nelson, Secretary
April 23, 2026