

BridgePointe Homes Association

Minutes of meeting of Board of Directors

February 1, 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 volunteers Curtis Stock, Kristy Cofer, and Bob Hiatt, and guest Josen Ruiseco.

Mr. Palikij called the meeting to order at 5pm. The board approved the proposed agenda for the February 1, 2026 meeting, and minutes of the December 6, 2025 board meeting. The board gave preliminary approval to the minutes of the January 12, 2026 annual meeting.

Mr. Palikij described concern raised at the annual meeting by Members who asked about obtaining compliance with Covenants and Restrictions, particularly at properties which are not owner-occupied. The board agreed that enforcement can be done by one-on-one contact by neighbors, who also can rely upon city ordinances regarding land-use, traffic, nuisance, and other laws which affect the use and appearance of a lot.

Mr. Ruiseco said his company, which develops and manages websites, is willing to submit a bid for improving and maintaining the Association's website. He proposed a one-time upgrade for \$4,000 and annual maintenance costing \$900. He said he can put the neighborhood directory and other sensitive information in a section of the website that has restricted access, so only neighbors could see it. The Board appointed Mrs. Cofer, Mr. Stock and Mr. Nelson to meet with Mr. Ruiseco to identify a specific plan, and to submit a proposed contract with a recommendation for Board action.

Regarding the swimming pool, Mr. White reported that Johnson Pool Service LLP expressed willingness to continue pool maintenance as it has done in recent years, and to attempt to repair a light which should operate below the water surface. The board authorized and directed him to enter a maintenance contract. It provides for \$7,600 payable by March 1; \$7,700 by June 1, and \$7,900 by September 1, 2026. The board also authorized and directed him to sign a repair agreement which calls for (1) paying \$3,000 if Johnson can successfully repair the light, but (2) only \$1,500 if another contractor must complete repair after the concrete deck is opened, and (3) no charge if the light is not repaired and the Association chooses to have Johnson repair the hole it opened. Mr. White also plans to continue handling pool-access fobs, and to create a schedule for neighbors to take turns with closing the pool at the end of each day. He said he is recruiting volunteers to help with those latter two tasks.

In regard to landscaping, Mr. Palikij said he met with neighbor Brian McCrary, a civil engineer, to review two bids for repairing the retaining wall on the west side of N. Wayne, at NE Barry Road. Mr. Palikij will review the \$34,208 bid from Atlas Landscaping again. He is authorized and directed to sign a contract with Atlas if he finds it satisfactory. Illusion Landscaping has offered to renew its contract for annual landscaping. Mr. McClure was authorized and directed to enter the renewal contract. Mr. McClure said he also would arrange to remove the unused and damaged basketball goal in the pool parking lot. Mr.

McClure will explore and report to the board about options for reconfiguring and/or replacing the rock wall on the south side of the pool parking lot.

Mr. Nelson, Secretary, reported that the Association's application for reinstatement is pending with the Missouri Secretary of State and is expected to be approved by the end of February. The Board approved his request for \$300 to pay for postage and materials to send by US Mail a notice to all neighbors regarding recent developments, plans for 2026, and reminding Members to comply with the Covenants and Restrictions. A survey will be included in the mailing to identify volunteers, gather new ideas, and harvest email addresses to add to the email distribution list. The Board approved his request to set 2026 Board meetings for the first Sunday evening in even-numbered months, except April, when Easter is on the first Sunday. The meetings will be on April 12, at the Meier home, June 7 at the swimming pool, August 2 at the Meier home, October 4 at the Palikij home, 1904 NE 82nd Terrace, and December 6, at the Meier home.

Mr. Kammerer, Treasurer, reported that 150 Members have paid dues. A second round of invoices will be sent during the week of February 2, 2026, to 51 Members who have not yet paid. He said the previous Treasurer, Nancy Paulik, had succeeded in saving \$2,739 in annual insurance premium expense by switching coverage from West Bend to Owners Insurance, which charges only \$2,542 annually. The checking account had \$18,306.26 on January 31, 2026. The reserve fund had \$237,130.12 in a money market account on January 31, 2026. The Board authorized him to transfer \$100,000 to an 11-month certificate of deposit yielding 3.7%.

The Board authorized Jack Kammerer and Mike Palikij to transact all banking and financial business which will benefit the Association, including, but not limited to, opening and maintaining accounts; drawing, signing and endorsing checks; reimbursing expenses; receiving income from any source; making deposits in Association accounts, and investing in certificates of deposit.

Mr. Kammerer also said former Treasurer Nancy Paulick had been exceptionally helpful and gracious in assisting with the transition to a new Board. Mr. Nelson added that former President John Rosenbaum and former Secretary Mary Rinne likewise have been exceedingly helpful with the transition. The Board expressed thanks to the outgoing Board Members for their service, and for helping to orient the new Board.

Mrs. Meier, Vice President, said she is working actively to identify hosts/coordinators for various social activities. She said Shauna Pierce is building a list of hosts for the monthly TGIF Social Hours, and Maureen Rucker has agreed to organize food truck visits to the swimming pool parking lot in the summer months. After some discussion among Board Members, she identified dates for the events and will work on a calendar to be published for neighbors. The tentative dates include: Egg Hunt, March 28, Garage Sale, May 9; Dumpster Days, May 16 and September 19; Barbeque, May 16; Pool opening, May 23; Parade, July 4, and Pool closing, September 7 or later, weather permitting.

Mrs. McClure, Architecture and Compliance Chair, said she has been unable to meet with her predecessor, Ron Paulick, because he has been out of the country. She will continue to try to reach him so she can learn about the status, progress and things to do regarding requests for changes to properties, and how such requests are handled now. She will investigate a property which is reported to have a non-compliant chain-link fence.

Mr. White offered to contact Pat Rainey about recruiting volunteers and updating the long-range capital-improvements program for using reserve funds.

Mr. Stock, a realtor, discussed a preliminary draft of a realtor/new-neighbor pamphlet. He recommended, and the Board agreed, that the information should be put on the website, available to realtors and prospective home buyers to obtain important information about BridgePointe.

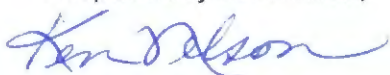
Mr. Palikij offered to begin revitalizing the Block Captain program which has become dormant in recent years. Mrs. McClure announced that she is willing to serve as Block Captain, as she has in the past.

In regard to renewing the new-neighbor welcoming program, the Board discussed possibly asking Block Captains to handle welcoming but did not make a decision.

The meeting adjourned at 7:30pm.

The next meeting will be at 5pm, April 12, 2026, at the Meier home, 1907 NE 82nd Terr. Kansas City, Missouri.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Ken Nelson".

Ken Nelson, Secretary
February 6, 2026