

Birch Creek Village Properties, Inc. Homeowners Association
Annual Membership Meeting - August 27, 2022
Birch Creek Village Clubhouse at 1:00 PM
ANNUAL MEETING MINUTES

Board Members Present – Carla Craig; Danna Anders; Pam Kubiak; Janet Hancock; Karla Dobbs

Officers Present – Billy Hancock; Karla Dobbs; Carla Craig

Property Owners Present – See attached list – Attachment #4

- Meeting called to order by Billy Hancock (President) at 1:02 pm.
- Pledge and Prayer by Carl Cummins.
- Introductions – Name and lot number of property owners
- Acknowledge deceased residents – Susan Lee former BCV HOA Secretary/Treasurer.
- Final call for ballots by Billy Hancock (President)
 - Ballot count begins for Annual Election of Board Members.
 - Jim and Sharon Hassell property owners volunteered to count the ballots.
- Treasurer’s Report (Carla Craig)
 - Treasurers Report *Attachment #1*
 - Budget Approval for 2022 – 2023 *Attachment #2*
 - *Motion to approve by Karla Dobbs; 2nd by Danna Anders; all approve*
- Annual Calendar approval for 2022 – 2023 *Attachment #3*
 - *Motion to approve by Danna Anders; 2nd Janet Hancock; all approve*
- Community Yard Sale– October 21 – 22, 2022
 - Carl Cummins offered to coordinate this event. As always Carl did a great job with the Community Sale this year.
- The Board mentioned that it would like to send out HOA related information electronically to cut down on expenses for postage and paper. For those interested in receiving HOA communications electronically please send your email address to birchcreekvillageproperties.com
- Old Business
 - 5 swimming pool contractors were contacted after the June 2022 Board meeting. 2 of them responded – one provided an estimated bid for the pool repair and another came out but did not provide an estimate because our budget didn’t fit their estimated cost. Additional research is being done and will be submitted to the Board prior to sending a vote to property owners.
 - Deed Restriction violation process updates (Pam Kubiak) – No updated information to report.
 - Liens/legal processes updates (Carla Craig). Put on hold due to the current HOA Attorney releasing their service to the HOA.
 - Liability Insurance remains with State Farm since there was a minimal increase.
 - Thank you to all who donated time/materials for improvements and repairs. A special thank you to John Prescott for installing the box for the pool gate locks.
- Voting results – Annual Board Member Election – ballots tallied and results are as follows: New Board Members for August 2022 – August 2024 are Danna Anders; Pam Kubiak and Karla Dobbs
- The HOA Board will require a police presence at future Board Meetings.
- Property Owners Comments and Questions:

- David Wischnewsky recommended contacting a group at Texas A&M that could possibly help out with those who have Restrictive Covenant violations. He will research and provide a list of what it will take to enlist the help of this A&M community service group.
- David Wischnewsky also suggested our community have an “Adopt a Light” program where property owners can help pay for the street lights in our subdivision. This will help the HOA with the approximate \$300.00 per month that is paid for street lights. This will be mentioned in the December 2022 newsletter.
- Deanna Mesecke would like the Board to let property owners know they can contact the Board if not computer literate. This information will be mentioned in the December 2022 Newsletter.
- Closing Comments – Billy Hancock - Thank you to all property owners who attended the meeting.
- Adjourn

Board meeting motion to adjourn at 2:12 pm, by Karla Dobbs

2nd by Danna Anders; all approve.