

Birch Creek Village Properties, Inc. Homeowners Association
Annual Membership Meeting - August 24, 2024
Birch Creek Village Clubhouse at 1:00 PM
ANNUAL MEETING MINUTES

- **Board Members Present** – Carla Craig; Janet Hancock; Karla Dobbs; Alice Shaffer; Carl Cummins
- **Officers Present** – Carla Craig; Karla Dobbs; Danny Campbell
- **Property Owners Present** – See Attached Sign In Sheet
- Meeting called to order at 1:00 PM by HOA President Danny Campbell
- Introductions – Name and lot number of property owners – see attached sign in sheet
- Acknowledge deceased residents – 2023 – 2024 deceased property owners: Mary Blevins; Mr. Shaw; Mike Dobbs; Bubba and Kay Davis.
- Final call for ballots
 - Ballot count for Annual Election of Board Members and other items on the ballot.
 - Announce names of those who will count the ballots (property owners - Natalie Campbell and Michelle Anderson)
- Treasurer's Report (Carla Craig)
 - Budget Approval for 2024 – 2025 *Attachment #1 – motion to approve Karla Dobbs; 2nd Janet Hancock; all approve*
- Annual Calendar approval for 2024– 2025 *Attachment #2 – motion to approve Alice Shaffer; 2nd Carl Cummins; all approve*
- Community Yard Sale– October 18 – 19, 2024 - Carl Cummins stepped up to coordinate this event again. There were approximately 16 participants.
- For those interested in receiving HOA communications electronically (via email) please send your email address to birchcreekvillageproperties@gmail.com
- HOA Business:
 - Swimming Pool – The BCV swimming pool remodel project has been completed and the pool opened on schedule for the 2024 pool season. There were many volunteers who donated time and or money to make this happen (more information was shared about the volunteers in the July 2024 Newsletter). A huge thank you to those that voted for the pool remodel and to those who stepped up to put the final touches on the pool area. The swimming pool area is very nice and with everyone's help it can remain that way in the future.
 - Liability Insurance remains with State Farm since there was a minimal increase.
 - Voting results – Annual Board Member Election – New Board Members are Alice Shaffer; Butch Cretsinger and Karla Dobbs. Their term is 2 years from 2024 – 2026.
 - Property Owners Comments and Questions.
 - Swimming pool to remain open until Nov. 1, 2024. *Motion to approve Janet Hancock; 2nd Karla Dobbs; all approve.*

- Subdivision road repair. Patrick DeWitt will organize information and be the spokesperson at the County Commissioners court meeting in October 2024.
- Closing Comments – Thank you property owners for attending the Annual meeting.

Board meeting motion to adjourn at 1:50 pm, by Patrick DeWitt 2nd by Alice Shaffer .

BCV HOA Secretary – Karla Dobbs

August 24, 2024 Birch Creek Village

Annual HOA Meeting Sign In List

Name (Print)

Lot #

Core Cummins

58

Karla Dobbs

353-356

Ruth Ann Cethron

19-22

Deanna Muecke

4+8

Michael Cooper (Dorinda)

346

Pat Kung

410 Cowboys

Sam & Siak

602 Cardinals

Josiah Lemme

515 Chelsea Dr

Sharon Hassell

47 + 48

Chris Craig

317

David Uptagrafft

285

GL Satt

121/22

Butler Gretzinger

340 & 341

Patrick + Meredith DeWitt

68

Name (Print)

Lot #

ALICE SHAFFER

198, 199

Kim Mattingly

141

Scott Anderson

323 to 326

Birch Creek Village Properties, Inc.

2024 - 2025

Budget Planning

	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Actual	2023-2024 Actual	2024-2025 Proposed Budget
INCOME						
Maintenance Fees Invoiced	24,600	26,425	25,200	24,800	31,106	32,225
Actual Maintenance Fees Collected	25,158	24,910	25,941	26,512	32,031	31,696
Fundraising Events	0	0	0	0	0	0
Donations (monetary)	0	150	0	0	925	0
TOTAL INCOME	25,158	25,060	25,941	26,512	32,956	31,696
EXPENSES						
Pool Area Maintenance (MD Pool fees)	5,423	6,096	2,824	2,562	2,562	2,600
Pool Maintenance (parts replacement)		1,158	0	0	0	0
Pool Supplies	2,336	2,711	984	1,916	2,734	2,300
Pool Loan Expense					7,120	8,544
Grounds Maintenance			2,700	3,000	3,000	3,300
Bathhouse & Gate Maint./Repair			5,273	200	0	0
Maintenance: Roads, Property, Equipment	0	0	0	0	0	0
Utilities / Electric-Street Lights-Pool	6,015	6,638	5,875	6,439	6,701	6,800
Postage	396	547	471	390	340	300
Taxes & Fees	73	86	115	295	261	262
Office Supplies and Printing	164	125	744	974	611	500
Attorney Fees	100	875	200	200	0	1,000
Fundraising Costs/Special Events	0	0	12	0	0	0
Capital Improvement Projects	0	0	0	0	0	0
Termite Treatment Clubhouse	0	0	0	0	0	0
Miscellaneous	43	0	0	0	0	0
Donations	500	500	500	500	500	500
Liability Insurance	2,659	2,524	2,548	2,624	2,694	3,157
Website			2,115	615	615	615
TOTAL EXPENSES	17,709	21,260	24,361	19,715	27,138	29,878
SURPLUS/DEFICIT	7,449	3,800	1,580	6,797	5,818	1,818

Birch Creek Village Properties, Inc.

Treasurer's Report
2023-2024 fiscal year
Budget Comparison
Sep 1, '23 - Aug 31, '24

	2022-2023 Projected	2022-2023 Actual	Over/Under Budgeted Amount
INCOME			
Total Income	23,040	32,956	9,916
EXPENSES			
Pool			
Monthly Pool Maintenance (MD Pool)	2,900	2,562	338
Grounds Maintenance	3,000	3,000	0
Pool Supplies	2,000	2,734	734
Pool Loan Payment		7,120	
Bathhouse & Gate Maint/Repairs	225	0	225
Utilities electric, lights, 911 phone	6,700	6,701	1
Postage	400	340	60
Taxes & Fees	160	261	101
Office Supplies & Expenses	600	611	11
Legal Fees	3,000	0	3,000
Termite Treatment Clubhouse	120	0	120
Miscellaneous	0	0	0
Charitable Contributions	500	500	0
Insurance - Liability	2,694	2,694	0
Website	615	615	0
Fundraising Costs/Special Events	0	0	0
Total Expenses	22,914	27,138	2,896
Net Income			

Bank Account	
Bank Balance	\$18,711
as of 8-31-23	
(includes pool acct balance)	

Dedicated Pool Account	
Previous Balance (as of 8-31-23)	20,607
2023-2024 distribution	10,999
	31,606
Pool Loan Amount	34,500
Total Pool Account	66,106
Pool Renovation Amount	(55,720)
Pool Loan Repay Amount	(7,120)
Total Pool Acct After Expenses	\$ 3,266

BIRCH CREEK VILLAGE

HOA CALENDAR 2024-2025

2024

August 24	Annual Meeting	1 PM
September 30	Pool Closes	
October 18-19	Community Yard Sale	
November 9	Board Meeting	9 AM

2025

February 8	Board Meeting	9 AM
April 12	Board Meeting	9 AM
May 10	Work Day	10 AM
May 23	Pool Opens	9 AM
June 14	Board Meeting	9 AM
August 23	Annual Meeting	1 PM