

BCV Board Meeting Minutes

June 10, 2023

Board Members Present – Carla Craig; Janet Hancock; Karla Dobbs

Officers Present – Carla Craig; Karla Dobbs, Danny Campbell

Property Owners Present – David Uptagrafft; Jim and Sharon Hassell; Deanna Mesecke; Jackie Beck; Laura Lively; Pat Kringle; David Ojeman; Arnie Micklus; Cynthia Wischnewsky; Alice Shaffer; Richard Ducoin (did not sign in);

- Meeting called to order at 9:00 am by Danny Campbell – President BCV HOA
- Pledge and prayer conducted by Danny Campbell.
- Treasurer's report – Carla Craig – *Attachment #1 – Motion to approve by Karla Dobbs; 2nd by Janet Hancock; all approve*
- Approval of Board Meeting Minutes for 4/15/2023 – *minutes filed in Meeting Minutes Binder; Motion to approve by Carla Craig; 2nd by Janet Hancock; all approve*

Topics for discussion:

1. Update provided regarding new attorney and legal fees. Attorney Jane Benefield in College Station spoke with Carla Craig about sending legal letters to property owners who have delinquent maintenance fees. Cost is \$200.00 per letter and another fee associated to any calls received as a result of those letters. The Board and property owners in attendance indicated this is expensive. Property owner Laura Lively said she could refer us to an attorney that would be less expensive. The Board agreed to contact her referred attorney. The Board reached out to Laura a few days later but she has not provided the attorneys name. At this time we will continue to search for an attorney that has more reasonable fees.
2. Update on Pool 911 Phone – Carla Craig contacted Frontier about moving the 911 Phone from the clubhouse to the swimming pool area. Frontier charges \$75.00 per hour. Board voted to complete the work if it was < \$300.00. *Motion to approve by Karla Dobbs; 2nd Carla Craig; all approve.* Frontier has completed the work and they were here approximately 1 hour. The 911 phone is now located at the swimming pool.

3. Janet Hancock reported Bluebonnet has made the repairs to non working HOA paid street lights.
4. Karla Dobbs reported online BCV property tax protest was filed and resolved. BCV Property value lowered to \$18,095.00
5. Board discussed the need to purchase a sign "NO OVERNIGHT 18 WHEELER PARKING ALLOWED IN THE BCV SUBDIVISION": After hearing from some of the property owners in attendance who think the county is responsible for signage, the Board decided it will contact the county to determine who is responsible for signage and to determine if the HOA can restrict parking on county roads located in the subdivision. Karla Dobbs has agreed to take on this project.
6. Board vote to purchase water hose hanger for clubhouse. Pat Kringle offered to donate and install a water hose hanger.
7. The Board voted which option to approve for the August 2023 voting ballot regarding the Special Assessment Fee for the swimming pool remodel. Board voted to put Option 3 on the ballot see *attachment 2. Motion to approve by Carla Craig; 2nd by Janet Hancock; all approve*
8. Annual meeting item discussion:
 - a. Mailouts – newsletter and ballot to be mailed first week of July 2023.
 - b. Constable will be scheduled to attend annual meeting (Karla Dobbs)
 - c. Once another HOA attorney is in place the HOA will discuss electronic voting for property owners.
9. Property owners mentioned checking into installation of a couple of bigger parcel boxes so the post office can deliver bigger parcels. Karla Dobbs will check with postal service regarding cost and service.
10. Pat Kringle property owner on Cowboys Dr. has indicated someone is dumping trash behind his house. Deed Restriction committee to see what they can find out.

11. Several property owners have made complaints about dogs barking excessively in the area of Patriots Lane near Cowboys Dr. The Deed Restriction Committee will document and send appropriate notice to property owner.

Board meeting motion to adjourn made by *Carla Craig* at 9:50 am. 2nd by *Janet Hancock*. All approve.


Secretary BCV HOA

06-10-2023



8-26-2023



Treasurer's Report
Birch Creek Village Properties / Board Meeting June 10, 2023

From 04/15/2023 through 06/10/2023

<u>Date</u>	<u>Number</u>	<u>Payee</u>	<u>Memo</u>	<u>Payment</u>	<u>Deposit</u>	<u>Balance</u>
4/20/2023			Deposit		140.00	42,771.31
4/26/2023	ACH	Bluebonnet	Electric	516.16		42,255.15
4/30/2023	2958	Void				42,255.15
4/30/2023	2959	Kenneth Shaffer	Apr maint	250.00		42,005.15
5/2/2023	ACH	State Farm	Liability	218.66		41,786.49
5/3/2023	2960	M D Pool Services	Inv 3994	247.22		41,539.27
5/17/2023			Deposit		560.00	42,099.27
5/26/2023	ACH	Bluebonnet	Electric	392.25		41,707.02
5/30/2023	2961	Kenneth Shaffer	May maint	250.00		41,457.02
5/31/2023	2962	M D Pool Services	Inv 3994	372.65		41,084.37
6/1/2023	ACH	State Farm	Liability	218.66		40,865.71
6/1/2023	2963	Karla Dobbs v	Flex Seal sealant / pool	128.09		40,737.62
				<u>\$ 2,593.69</u>	<u>\$ 700.00</u>	

Dedicated Pool Account

<u>Sept-Aug</u>	<u>Amt</u>	<u>Total (2018-</u>
<u>2022-2023</u>	<u>Contrib.</u>	<u>present</u>
	\$4,279.00	\$20,607.00

Bid from American Pool Renovations was selected as the potential contractor (pending property owner approval) for the swimming pool remodel. Bid amount from April 2023 is approximately \$39,000.00, however since the work will not be performed until September 2023 there could be a 5% increase due to cost of material changes.

2023 Proposed Special Assessment Fee (SAF) for swimming pool remodel is based on 75% property owner participation rate. Property owners SAF will be billed in addition to the January 2024 regular maintenance fees.

OPTION 1

Finance \$40,000 for 5 years at 6% (estimated) = \$774.00 per month repayment.

Repay bank loan using SAF of \$60.00 per year per property owner.

OPTION 2

Finance \$40,000 for 5 years at 6% (estimated) = \$774.00 per month repayment.

Repay bank loan using \$2,400.00 per year from current swimming pool fees + a SAF of \$40.00 per year per property owner.

OPTION 3 ✖

Finance \$35,000 (use \$5,000 from current pool fund) for 5 years at 6% (estimated) = \$660.00 per month repayment.

Repay loan using \$2,400.00 per year from current swimming pool fees + SAF of \$35.00 per year per property owner.