Birch Creek Village Properties, Inc. Homeowners Association
Annual Membership Meeting - August 23, 2025
Birch Creek Village Clubhouse at 1:00 PM
ANNUAL MEETING MINUTES

Board Members Present: Butch Cretsinger; Alice Shaffer; Patrick DeWitt; Karla Dobbs; Janet Hancock

Officers Present: Carla Craig; Danny Campbell; Karla Dobbs

Property Owners Present: Billy Hancock; Carl and Ruth Cummins; Deanna Mesecke; Kim Mattingly; David Uptagraft

Meeting Content:

1. Meeting called to order at 1:00 pm - Pledge and Prayer
2. Introductions – Name and lot number of property owners
3. Acknowledge deceased residents – 2024 – 2025 deceased property owners: Danna Anders.
4. Final call for ballots
    - Ballot count for Annual Election of Board Members and other items on the ballot.
5. Announce names of those who will count the ballots (property owners - Natalie Campbell)
6. Treasurer's Report (Carla Craig)
    - Budget Approval for 2025 – 2026 *Motion to approve Karla Dobbs; 2nd Janet Hancock; all approve - Attachment #1*
7. Annual Calendar approval for 2025– 2026 *Motion to approve Butch Cretsinger; 2nd Alice Shaffer; all approve Attachment #2*

- Community Yard Sale– October 17 – 18, 2025
    - Need volunteers to coordinate this event. Signup sheet available today.
- For those interested in receiving HOA communications electronically (via email) please send your email address to birchcreekvillageproperties@gmail.com. Beginning December 2025 the BCV HOA will send all communications via email to those who have an email address on file. There will be no postal mail sent to those property owners.
- Update regarding county road repairs in BCV by Patrick DeWitt. Contact county in October 2025.
- HOA Business:
    - Liability Insurance remains with State Farm since there was a decrease in premium.

- Voting results – Annual Board Member Election – Janet Hancock and Patrick DeWitt will remain as Board of Directors for Aug. 2025 to Aug 2027.
  - Property Owners Comments and Questions.
  - Closing Comments – Thank you property owners for attending the Annual meeting.
  - Adjourn meeting

Board meeting motion to adjourn at 1:22 pm, by Karla Dobbs 2nd by Patrick Dewitt.

Secretary – Karla Dobbs

BIRCH CREEK VILLAGE PROPERTIES, INC. CORPORATE SEAL 1981 TEXAS

11-8-2025

Date

Birch Creek Village Properties, Inc.
2025 - 2026
Budget Planning

	2020-2021 Actual	2021-2022 Actual	2022-2023 Actual	2023-2024 Actual	2024-2025 Actual	2025-2026 Proposed Budget
INCOME						
Maintenance Fees Invoiced	26,425	25,200	24,800	31,106	32,225	31,925
Actual Maintenance Fees Collected	24,910	25,941	26,512	32,031	31,160	30,455
Fundraising Events	0	0	0	0	0	0
Donations (monetary)	150	0	0	925	0	0
TOTAL INCOME	**25,060**	**25,941**	**26,512**	**32,956**	**31,160**	**30,455**
EXPENSES						
Pool Area Maintenance (MD Pool fees)	6,096	2,824	2,562	2,562	2,562	2,600
Pool Maintenance (parts replacement)	1,158	0	0	0	0	0
Pool Supplies	2,711	984	1,916	2,734	1,518	2,500
Pool Loan Expense				7,120	8,543	8,543
Grounds Maintenance		2,700	3,000	3,000	3,300	3,300
Bathhouse & Gate Maint./Repair		5,273	200	0	0	0
Maintenance:Roads, Property, Equipment	0	0	0	0	0	0
Utilities / Electric-Street Lights-Pool	6,638	5,875	6,439	6,701	6,734	6,900
Postage	547	471	390	340	176	170
Taxes & Fees	86	115	295	261	251	262
Office Supplies and Printing	125	744	974	611	382	350
Attorney Fees	875	200	200	0	300	1,200
Fundraising Costs/Special Events	0	12	0	0	0	0
Capital Improvement Projects	0	0	0	0	0	0
Termite Treatment Clubhouse	0		0	0	0	0
Miscellaneous	0	0	0	0	0	0
Donations	500	500	500	500	500	500
Liability Insurance	2,524	2,548	2,624	2,694	2,894	2,502
Website		2,115	615	615	732	732
TOTAL EXPENSES	**21,260**	**24,361**	**19,715**	**27,138**	**27,892**	**29,559**
SURPLUS/DEFICIT	3,800	**1,580**	**6,797**	**5,818**	**3,268**	**896**

KP JH all

BIRCH CREEK VILLAGE

HOA CALENDAR 2025-2026

2025

August 23	Annual Meeting	1 PM
October 5	Pool Closes	
October 17-18	Community Yard Sale	
November 8	Board Meeting	9 AM

2026

February 14	Board Meeting	9 AM
April 11	Board Meeting	9 AM
May 16	Work Day	10 AM
May 22	Pool Opens	9 AM
June 13	Board Meeting	9 AM
August 22	Annual Meeting	1 PM