

Birch Creek Village Properties, Inc. Homeowners Association
Annual Membership Meeting - August 26, 2023
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 call to order at 1:00 pm by Danny Campbell – President of BCV HOA.
- Introductions of property owners – Each introduces themselves with their Name and lot number.
- Acknowledge deceased residents – Ask if anyone has information of any deceased property owners. No property owners reported any deaths.
- Made Final call for ballots sent out in July 10, 2023
 - Voting for - Annual Election of Board Members and other items on the ballot.
 - Property owners Jim & Sharon Hassell and Natalie Campbell volunteered to count ballots.
- Acknowledged Carla Craig (Board Members) is stepping down we thanked her for serving as a Board Member. She has agreed to continue serving as the Treasurer Officer.
- Treasurer's Report (Carla Craig)
 - Budget Approval for 2023 – 2024 *Attachment #1 Motion to approve Janet Hancock; 2nd by Karla Dobbs; all approved*
- Annual Calendar approval for 2023 – 2024 *Attachment #2 Motion to approved Carla Craig; 2nd Carl Cummins; all approved*
- Community Yard Sale– October 20 – 21, 2023
 - Carl Cummins will be coordinating 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
- HOA Business:
 - Swimming Pool –The outcome of the Special Assessment Fee vote will determine what action will be taken with the swimming pool. If the vote passes the HOA will move forward with the swimming pool remodel as communicated to property owners previously. If the Special Assessment Fee vote does not pass the HOA

- HOA Business continued:
 - Board will discuss next steps for the swimming pool and will update property owners once a plan has been determined.
 - HOA Paid Streetlights – If the YES vote wins the HOA paid streetlights will remain as they are now. If the NO vote wins the HOA paid streetlights will be turned off.
 - Liability Insurance remains with State Farm since there was a minimal increase.
 - Thank you to all who donated their time and or material for improvements and repairs at the HOA facilities. You can find more information in the Newsletters as the HOA tries to recognize each person who makes a difference in our community.
 - Voting results: *see attachment #3 – voting tally sheet*
 - Annual Board Member Election results: Janet Hancock; Patrick Dewitt
 - Special Assessment Fee: Total of 90 votes/required 60 Yes to pass. YES VOTE PASSED WITH 71 VOTES. (there were 19 NO votes)
 - HOA Paid Street Lights: YES VOTE PASSED WITH 72 VOTES (19 NO votes).
 - Property Owners Comments and Questions.
 - Pat Krengle suggested an outdoor movie night. This could be something to do in the fall when it is cooler.
 - Some property owners were disappointed the HOA paid street lights will remain. Sonya Lummis explained the history of why and where the street lights installed. This vote should satisfy those who thought the majority didn't want the lights.
 - As normal there were those who dispute the voting process but no proof was furnished to support their beliefs. The BCV Board conducts the voting process in accordance with the BCV By-Laws.
 - Property owners were thanked for attending the Annual meeting.

Board meeting motion to adjourn at 1:55 pm, by Karla Dobbs

2nd by Carla Craig; all approved.

Karla Dobbs
BCV HOA Secretary

Date

Birch Creek Village Properties, Inc.

2022 - 2023

Budget Planning

	2016-2017 Actual	2017-2018 Actual	2018-2019 Actual	2019-2020 Actual	2020-2021 Actual	2021-2022 Actual	2022-2023 Actual	2023-2024 Proposed BUDGET
INCOME								
Maintenance Fees Invoiced	18,964	19,063	24,130	24,600	26,425	25,200	✓24,800	25,080
Actual Maintenance Fees Collected	17,301	16,885	19,260	25,158	24,910	25,941	✓26,512	23,120
Fundraising Events	0	0	0	0	0	0	0	0
Donations	0	200	0	0	150	0	0	0
Miscellaneous- Yard Sale Registration	0	0	0	0	0	0	0	0
TOTAL INCOME	17,301	17,085	19,260	25,158	25,060	25,941	26,512	23,120
EXPENSES								
Pool Area Maintenance	6,000	5,850	7,047	5,423	6,096	2,824	2,562	2,900
Pool Maintenance (parts replacement)					1,158	0	0	0
Grounds Maintenance						2,700	3,000	3,000
Pool Supplies	1,346	847	2,176	2,336	2,711	984	1,916	2,000
Bathhouse & Gate Maint./Repair	0	0	0	0	0	5,273	200	225
Maintenance: Roads, Property, Equipment	0	0	0	0	0	0	0	0
Utilities / Electric-Street Lights-Pool	6,081	6,205	6,123	6,015	6,638	5,875	6,439	6,700
Postage	291	246	205	396	547	471	390	400
Taxes & Fees	56	6	78	73	86	115	295	160
Office Supplies and Printing	230	715	594	164	125	744	974	600
Collection and Attorney Fees	208	130	0	100	875	200	200	3,000
Fundraising Costs / Special Events	0	0	0	0	0	12	0	0
Capital Improvement Projects	0	0	0	0	0	0	0	0
Termite Treatment Clubhouse	0	0	0	0	0	0	0	120
Miscellaneous	0	161	381	43	0	0	0	0
Donations	500	500	500	500	500	500	500	500
Liability Insurance	3,251	3,182	3,152	2,659	2,524	2,548	2,624	2,694
Website						✓2,115	✓615	✓615
TOTAL EXPENSES	17,963	17,844	20,254	17,709	21,260	24,361	19,715	22,914
SURPLUS/DEFICIT	932	21	-994	7,449	3,800	1,580	6,797	206

BIRCH CREEK VILLAGE

HOA CALENDAR 2023-2024

2023

August 26	Annual Meeting	1 PM
September ??	Pool Closes	
October 20-21	Community Yard Sale	
November 11	Board Meeting	9 AM

2024

February 10	Board Meeting	9 AM
April 13	Board Meeting	9 AM
April 13	Work Day	10 AM
May ??	Pool Opens	9 AM
June 8	Board Meeting	9 AM
August 24	Annual Meeting	1 PM

August 26, 2023 Birch Creek Village

Annual HOA Meeting Sign In List

Name (Print)

Lot #

Karla Dobbis	353-356
James & Brandy Walters	206-
Danny + Natalie Campbell	334-335
James + Brandy Walters	157 156
Walter Leebes	138
Chela Craig	317
Arnie Micklus	349
Robert Skrosin	602 204/205
Erin Scamille	271-272
Shannon Pugh	271-272
Barbara Twardowski	235-238
Sonia Lemme	100-105
Jackie Buck	417-9804
Susan Ehridge	508

Name (Print)

Lot #

Kim & Andy Mattingly	141
Patrick & Meredith DeWitt	197 208
GARY L. Scott	161 162
Danna Munkke	15 + 8
Danna Silas	9
CAROL & RUTH CUMMINS	56-57
Alice Shaffer	198 & 199
PAUL & CINDY CARMINE	333
Ruth Cummins	58
Anthony Duccin	276
Rebecca Beale	119
David Uptagraff	
BRUCE & TONI WATKINS	113
Doris Wischewsky	311
Denny Giuffre	249
Robert Martinez	92

Name (Print)

Lot #

DAVID OSTROM

338

Michael Dalt

363

Pat Krenge

410 cowboys Dr.

Albert + Norma GONZALES

BIRCH CREEK VILLAGE PROPERTIES
AUGUST 26, 2023 ANNUAL MEETING BALLOT TALLY SHEET

I. BOARD MEMBER NOMINEES - 2 persons with the most votes determine
Tavist & Patrick Dewitt

Janet & Patrick Dewitt
Hancock

new Board members:

On the Ballot:

On the Ballot:

Janet Hancock

Hancock

63

Write in name(s) on ballot

Donna Thompson 11/1 6 David Upcraft 1 1

Donna Thompson |||| (14) Bruce Watkins || 2
Patrick DeWitt |||| |||| |||| (14) (14) Paul Cummings || 2

Patrick DeWitt HHH HHH III
David Wischnewsky HHH HHH I IR Carl Cummins II

Richard DuCoin III	3	Carla Craig I	3
		Sonia Lummas III	

Patrick Thompson 1
ASSESSMENT FEE – requires a 66% YES vote required to pass.

2. SPECIAL ASSESSMENT FEE – requires a 66% YES vote required to pass.
Required 60 Yes Votes

* YES

NO IIII IIII IIII ~~IIII~~ ~~IIII~~ IIII 19

3. HOA PAID STREET LIGHTS – majority vote YES OR NO

YES

NO IIII IIII IIII ~~IIII~~ IIII 19

Total # of property owner votes on Board Members 1637

Total # of property owner votes on Board Members 90

Total # of property owner votes on the Special Assessment Fee 90 $90 \times 66\% = 60$

Total # of property owner votes on the HOA paid street lights 91