

Birch Creek Village Properties, Inc. Homeowners Association
Annual Membership Meeting - August 28, 2021
Birch Creek Village Clubhouse at 1:00 PM
ANNUAL MEETING MINUTES

Board Members Present – Janet Hancock, Carla Craig, Danna Anders, Bryan Patton, Pam Kubiak

Officers Present – Billy Hancock, Wayne Wheeler, Karla Dobbs

Property Owners Present – See Sign in Sheet (Attachment #3)

Meeting Content

Meeting called to order at 1:02 pm by Billy Hancock (President)

- A. Pledge and Prayer by Billy Hancock
- B. Introductions – Name and lot number of property owners
- C. Acknowledge deceased residents (if any to report). BJ and Sherry – no one reported last names.
- D. Final call for ballots to those present.
 - Ballot count begins for Annual Election of Board Members, By Law Amendment and Maintenance Fee increase.
 - Gary and Susan Lee counted the voting ballots.
- E. Voting results – Voting Ballots filed in HOA cabinet in clubhouse.
 - Annual Board Member Election winners – Janet Hancock & Carla Craig (term limit ends in 2023)
 - Amendment to change Annual Meeting Time – did not pass
 - Maintenance Fee increase did not pass – 34 yes votes and 42 no votes.
- F. Treasurer's Report (Carla Craig) Attachment #1
 - Budget Approval for 2021 – 2022 Attachment #2
 - Both reports approved – Danna Anders made motion to approve, Janet Hancock 2nd and approval by all.

G. Annual Calendar approval for 2021 – 2022 – Karla Dobbs motion to approve, Danna Anders 2nd and all Approve.

2021

August 28	Annual Meeting	1 PM
September 26	Pool Closes	8 PM
October 15-16	Community Yard Sale	
November 13	Board Meeting	9 AM

2022

February 12	Board Meeting	9 AM
April 9	Board Meeting	9 AM
April 9	Work Day	9 AM
May 28	Pool Opens	9 AM
June 11	Board Meeting	9 AM
August 27	Annual Meeting	1 PM

H. Community Yard Sale– October 15 – 16, 2021

- Sign up list sent to Carl Cummins.

I. Discuss interest in a Ladies exercise class. (Janet Hancock)

J. Old Business


- Deed Restriction violation process updates (Pam Kubiak – gave update of process and ensured property owners that no committee member has or would be trespassing on their property to obtain
- Liens filed process updates (Carla Craig) – No liens will be filed until 2022.
- Liability Insurance remains with State Farm since there was a minimal increase.
- Thank you to all who have donated time/materials for improvements and repairs.

K. Property Owners Comments and Questions –

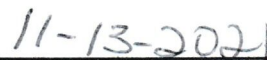
- Mention of Pool Security Cameras – table topic for now.

L. Closing Comments – Thank you to all property owners who attended the meeting.

Motion to adjourn made at 2:00 pm by Wayne Wheeler and 2nd by Bryan Patton, all approve.



Secretary



Date

Birch Creek Village Properties, Inc.

Treasurer's Report
2020-2021 fiscal year
Budget Comparison
Sep 1, '20 - Aug 31, '21

21,000
E. Weibingant

	2020-2021 Projected	2020-2021 Actual	Over/Under
INCOME			
Total Income	24,600.00	26,424.85	1,824.85
EXPENSES			
Monthly Pool Maintenance	6,000.00	6,095.88	-95.88
Pool Supplies	1,500.00	2,711.25	-1,211.25
Utilities	6,300.00	6,638.08	-338.08
Postage	400.00	547.30	-147.30
Taxes	80.00	85.70	-5.70
Association Supplies	300.00	124.76	175.24
Legal Fees	200.00	875.00	-675.00
Termite Treatment Clubhouse	120.00	0.00	120.00
Miscellaneous	100.00	0.00	100.00
Charitable Contributions	500.00	500.00	0.00
Insurance - Liability	2,600.00	2,523.87	76.13
Total Expenses	18,100.00	20,101.84	-2,001.84
Other - Pool Expense		1,158.28 *	
Total Expenses		21,260.12	
Net Income		5,164.73	

Dedicated Pool Account

Previous Balance (as of 8-31-20)	7,626.00
2020-2021 distribution	4,254.00
	11,880.00
*New pool pump deducted from Dedicated Pool Account	-1,158.28
Dedicated Pool Account Balance	10,721.72

Bank Account

Bank Bal	28,715.81
Pool Acct	-10,721.72
	17,994.09

Birch Creek Village Properties, Inc.

8/27/2021 11:54 PM

Register: 1000 · Unrestricted Funds-Cash

From 06/13/2021 through 08/31/2021

Sorted by: Date, Type, Number/Ref

Date	Number	Payee	Account	Memo	Payment	C	Deposit	Balance
06/14/2021	2856	US Postal Service	4040 · Postage	cert mail IRS	4.15	X		32,419.69
06/15/2021			-split-	Deposit		X	191.00	32,610.69
06/15/2021	2857	Karla Dobbs v	4020 · Pool Supplies	sunshade	190.69	X		32,420.00
06/15/2021	2858	M D Pool Services	4010 · Pool Maintenance	Pool Maintena...	200.00	X		32,220.00
06/24/2021			12000 · Undeposited F...	Deposit		X	767.00	32,987.00
06/25/2021	ACH	Bluebonnett	4030 · Utilities - Electr...	Electric	446.80	X		32,540.20
06/30/2021			-split-	Deposit		X	140.00	32,680.20
06/30/2021	ACH	State Farm	4070 · Insurance - Liab...		210.14	X		32,470.06
06/30/2021	2861	Kenneth Shaffer	4010 · Pool Maintenance	June	225.00	X		32,245.06
06/30/2021	2862	Kenneth Shaffer	4020 · Pool Supplies	supplies	23.51	X		32,221.55
07/03/2021	2859	Birch Creek VFD	4095 · Charitable Cont...	2021	500.00	X		31,721.55
07/03/2021	2860	Burleson County Clerk	4102 · Liens Released	Liden Removal...	26.00	X		31,695.55
07/06/2021	2863	Pam Kubiak	4040 · Postage	postage	44.10	X		31,651.45
07/14/2021	ACH	Frontier Communicat...	4031 · 911 phone	911 phone	149.92	X		31,501.53
07/27/2021	ACH	Bluebonnett	4030 · Utilities - Electr...	Electric	454.19	X		31,047.34
07/27/2021	2864	US Postal Service	4040 · Postage	1 roll	55.00	X		30,992.34
07/28/2021	2865	M D Pool Services	4010 · Pool Maintenance	Pool Maintena...	200.00	X		30,792.34
07/29/2021	2866	Janet Hancock	4020 · Pool Supplies	chlorine tabs	292.24	X		30,500.10
07/30/2021	ACH	State Farm	4070 · Insurance - Liab...		210.14	X		30,289.96
07/31/2021	2867	Kenneth Shaffer	4010 · Pool Maintenance	maint July	225.00	X		30,064.96
08/02/2021	2868	M D Pool Services	4020 · Pool Supplies	corrected Inv 2...	249.99	X		29,814.97
08/12/2021	2869	Janet Hancock	4040 · Postage	postage	41.50	X		29,773.47
08/13/2021	ACH	Frontier Communicat...	4031 · 911 phone	911 phone	70.61	X		29,702.86
08/17/2021	2870	Griffin Lock Smith	4020 · Pool Supplies	10 pool keys	150.00			29,552.86
08/18/2021	2871	Carla Craig	-split-	mailing supplie...	97.81			29,455.05
08/23/2021			-split-	Deposit			215.00	29,670.05
08/24/2021	ACH	Bluebonnett	4030 · Utilities - Electr...	Electric	462.94			29,207.11
08/28/2021	ACH	State Farm	4070 · Insurance - Liab...		212.33			28,994.78
08/31/2021	2872	Kenneth Shaffer	4010 · Pool Maintenance	maint Aug	225.00			28,769.78
08/31/2021	2873	Kenneth Shaffer	4020 · Pool Supplies	pesticide/gas	53.97			28,715.81

1st KS
2nd BP

see above
Birch Creek Village Properties, Inc.
2021 - 2022
Budget Planning

	2012-2013 Actual	2013-2014 Actual	2014-2015 Actual	2015-2016 Actual	2016-2017 Actual	2017-2018 Actual	2018-2019 Actual	2019-2020 Actual	2020-2021 Actual	2021-2022 Proposed BUDGET
INCOME										
Maintenance Fees Receivable	19,332	19,829	19,116	19,224	18,964	19,063	24,130	24,600	26,425	25,200
Actual Maintenance Fees Collected	15,841	16,526	16,381	17,528	17,301	16,885	19,260	25,158	24,910	24,240
Pool Fund								-7,940	-4,254	-4,000
Fundraising Events								0	0	0
Donations				3,050	0	200		0	150	0
Miscellaneous- Yard Sale Registration								0	0	0
TOTAL INCOME	15,841	16,526	16,381	20,578	17,301	17,085	19,260	17,218	20,806	20,240
EXPENSES										
Pool/Restroom Daily Maintenance	7,005	6,220	5,380	9,850	6,000	5,850	7,047	5,423	6,096	6,500
Pool Maintenance (parts replacement)									1,158	0
Pool Supplies	2,267	2,554	1,430	2,093	1,346	847	2,176	2,336	2,711	1,500
Maintenance:Roads, Property, Equipment	0	0	0	0	0	0	0	0	0	0
Utilities / Electric-Street Lights-Pool	5,001	5,123	5,944	6,149	6,081	6,205	6,123	6,015	6,638	6,500
Postage	135	364	321	376	291	246	205	396	547	600
Taxes and Fees / State Franchise Tax	566	543	565	0	56	6	78	73	86	90
Association Supplies and Printing	289	730	568	711	230	715	594	164	125	150
Collection and Attorney Fees	64	414	204	130	208	130	0	100	875	1,500
Fundraising Costs	0	0	0	0	0	0	0	0	0	0
Capital Improvement Projects	1,923	1,911	0	401	0	0	0	0	0	0
Termite Treatment Clubhouse	0	0	0	0	0	0	0	0	0	0
Miscellaneous	110	90	59	38	0	161	381	43	0	120
Donations	500	400	500	500	500	500	500	500	500	500
Liability Insurance	1,719	1,719	1,719	688	3,251	3,182	3,152	2,659	2,524	2,549
TOTAL EXPENSES	19,579	20,068	17,055	20,936	17,963	17,844	20,254	17,709	21,260	20,009
SURPLUS/DEFICIT	-3,738	-3,542	-674	2,507	932	21	-994	-491	-454	231

August 28, 2021 Birch Creek Village HOA

Annual Meeting Sign In List

Name (Print)Lot #

Karla Dobbs

353-356

Linda King

317

Danna Anders

281

~~Janet King~~

201

Gary + Susan Lee

115-118

Billy + Janet Hancock

200 + 201

Pat Kingle

410 cowboys Dr.

Deborah Jackson

120 Cowboys

Dan Upjohn

285

+ Davis WISCHNEWSKY

297-298 299, 300, 301

Lou MARGANIELLO

378

Denny Giuffre

302 Cowboys

PAUL + CINDY CARNINE

333 - 200 SAINTS.

August 28, 2021 Birch Creek Village HOA

Annual Meeting Sign In List

Name (Print)

Lot #

DEANN K MESECKE 4, 5, 8, 25-27, 38-40

JONIA LUMMA 100-105-49 48

Jaehn A. Meola Buck

Wayne Wheeler

Pam Kusiak

ALICE SHAEFER

GARY L. Scott

405-407 Yegorovs

Ran Ely

832-277-0956

Anthony Duwin

276