

BCV Board Meeting Agenda

April 15, 2023

- Meeting called to order.
- Pledge and prayer.
- Treasurer's report – Carla Craig – *Attachment #1*
- Approval of Board Meeting Minutes 2/11/2022– Karla Dobbs – *Attachment #2*

Topics for discussion:

1. Discuss looking for a new HOA Attorney. (Carla Craig to provide update)
2. Update on moving Pool 911 Phone to pool area – Need a volunteer to contact Frontier for any cost associated with moving the phone.
3. Discuss or comments on March 13, 2023 letter to Property Owners - *Attachment #3*
4. Vote on a swimming pool contractor to repair swimming pool and how to fund this project. This information will be included on the voting ballot for the Annual Meeting in August 2023.
5. Revisit putting together community functions – Monthly game night, chili cookoff, Christmas caroling, etc....are we going to add information to the Facebook page and post at subdivision entry. Suggestion – form a committee to handle this preferably someone that does not serve on the Board. Hopefully we can get the property owners involved.
6. Discuss putting sign by the mailboxes for parking during school bus drop off. Have there been any more complaints?
7. Any other items for discussion?

Board meeting motion to adjourn at _____ am, by _____

2nd by _____.

BCV Board Meeting Minutes

February 11, 2023

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

Officers Present – Carla Craig; Karla Dobbs

Property Owners Present – Carl Cummins; David Uptagrafft; Barbara Twardowski; Pat Kringle

- Meeting called to order at 9:01 am by Karla Dobbs – Secretary BCV HOA
- Pledge and prayer conducted by Janet Hancock.
- Treasurer's report – Carla Craig – *Attachment #1 – motion to approve by Karla Dobbs; 2nd by Janet Hancock; all approve*
- Approval of Annual Board Meeting Minutes and regular Board Meeting Minutes for 11/12/2022 – *minutes filed in Meeting Minutes Binder; motion to approve by Carla Craig; 2nd by Janet Hancock; all approve*

Topics for discussion:

1. Discuss looking for a new HOA Attorney. Carla Craig is waiting on recommendation from previous attorney.
2. Vacant Officer position vote (Executive Session) - Since Billy Hancock stepped down at HOA President in August 2022 there is a property owner Danny Campbell who has expressed interest in the BCV HOA President position.
3. Update on Pool 911 Phone – Postponed until April 2023 meeting.
4. Restrictive Covenant discussions – (Executive Session)
5. Any community functions – Monthly game night, chili cookoff, Christmas caroling, etc...we can add information to the Facebook page and post at subdivision entry. Hopefully we can get property owners involved. Decision not made as to posting this information.

6. Any other items for discussion?

- a. Pat Kringle – mentioned putting a sign by the mailboxes about parking when picking up children from the school bus. He suggest to form a single line on the inbound side of the road as to not block the mailboxes. The Board has decided to wait on this request.
- b. The Board honered the request of David Wischnewsky and included the Adopt a Light program in the HOA newsletter, however no property owners offered to help.
- c. Loose dogs in the subdivision: This is an ongoing issue and seems to be getting worse. Letters are sent to property owners who let their dogs run loose.

7. Executive Session – The Board voted in property owner Danny Campbell to serve as the BCV HOA President.

Board meeting motion to adjourn made by Carla Craig at 9:56 am. 2nd by Janet Hancock. All approve.

Secretary BCV HOA

04-15-2023

Treasurer's Report
Birch Creek Village Properties / Board Meeting February 11, 2023

Register: Unrestricted Funds-Cash
 From 11/11/2022 through 02/10/2023

<u>Date</u>	<u>Number</u>	<u>Payee</u>	<u>Memo</u>	<u>Payment</u>	<u>Deposit</u>	<u>Balance</u>
11/11/2022	2940	Burleson County Publishing	2022 yard sale advertising	51.00		29,540.62
11/11/2022	2941	Carla Craig	ppr env website postage	863.99		28,676.63
11/17/2022			Deposit		160.00	28,836.63
11/21/2022			Deposit		120.00	28,956.63
11/21/2022			Deposit		0.01	28,956.64
11/21/2022			Deposit		120.00	29,076.64
11/22/2022			Deposit		0.01	29,076.65
11/22/2022			911 phone	33.05		29,043.60
11/22/2022		Frontier Communications	Electric	493.50		28,550.10
11/28/2022	ACH	Bluebonnet	Oct maint	250.00		28,300.10
11/28/2022	2944	Kenneth Shaffer	Deposit		1,920.00	30,220.10
11/29/2022			Deposit		240.00	30,460.10
11/29/2022			Inv. 3541	564.39		29,895.71
11/29/2022	2943	M D Pool Services	Deposit		80.00	29,975.71
11/30/2022			Liability	218.66		29,757.05
11/30/2022	ACH	State Farm	Deposit		80.00	29,837.05
12/2/2022			Deposit		160.00	29,997.05
12/5/2022			Deposit		1,066.00	31,063.05
12/6/2022			Deposit			30,974.30
12/7/2022			deposit slips	88.75		30,885.55
12/7/2022	ACH	Harland Clarke	checks	135.69		30,749.86
12/9/2022			Deposit		360.00	31,109.86
12/9/2022			Deposit		0.04	31,109.86
12/15/2022			Deposit		1,217.00	32,326.86
12/19/2022			Deposit		120.00	32,446.86
12/19/2022			Deposit		1,120.00	33,566.86
12/19/2022			Deposit		0.01	33,566.86
12/19/2022			Deposit		80.00	33,646.86
12/20/2022			Deposit		80.00	33,726.86
12/21/2022			Deposit			33,806.86
12/21/2022			VOID:chargeback fee			33,806.86
12/21/2022			Returned check 12-19 deposit	120.00		33,686.86
12/21/2022			Bank service charges for bounced ch	5.00		33,681.86
12/21/2022						33,676.86

<u>Date</u>	<u>Number</u>	<u>Payee</u>	<u>Memo</u>	<u>Payment</u>	<u>Deposit</u>	<u>Balance</u>
12/27/2022			Deposit		981.00	34,671.66
12/27/2022			Deposit		80.00	34,751.66
12/27/2022	ACH	Bluebonnet	Electric	513.59		34,238.07
12/28/2022			Deposit		200.00	34,438.07
12/28/2022	STR		Deposit		0.02	34,438.09
12/28/2022	2945	Kenneth Shaffer	Dec maint	250.00		34,188.09
12/29/2022			Deposit		120.00	34,308.09
12/30/2022	ACH	State Farm	Liability	218.66		34,089.43
1/3/2023	2946	M D Pool Services		372.65		33,716.78
1/5/2023			Deposit		1,905.00	35,621.78
1/5/2023			Deposit		160.00	35,781.78
1/5/2023			Deposit		120.00	35,901.78
1/6/2023			Deposit		0.01	35,901.79
1/6/2023	STR		Deposit		80.00	35,981.79
1/9/2023			Deposit		0.01	35,981.80
1/10/2023	STR		Deposit		1,120.00	37,101.80
1/11/2023			Deposit		80.00	37,181.80
1/11/2023			Deposit		640.00	37,821.80
1/13/2023			Deposit		0.07	37,821.87
1/17/2023	STR		Deposit		120.00	37,941.87
1/17/2023			Deposit		0.01	37,941.88
1/17/2023	STR		Deposit		1,000.00	38,941.88
1/18/2023			Deposit		0.05	38,941.93
1/19/2023	STR		Jan 19 deposit		780.00	39,721.93
1/19/2023			Deposit		200.00	39,921.93
1/23/2023			Deposit		0.02	39,921.95
1/23/2023	STR		Jan 23 deposit		120.00	40,041.95
1/24/2023			Deposit		80.00	40,121.95
1/25/2023			Deposit		80.00	40,201.95
1/27/2023			Deposit			39,951.95
1/27/2023	2947	Kenneth Shaffer	Dec maint	250.00		39,709.17
1/27/2023	2948	M D Pool Services	Inv. 3710	242.78		39,789.17
1/30/2023			Deposit		80.00	39,293.31
1/30/2023			Electric	495.86		39,373.31
1/31/2023	ACH	Bluebonnet	Deposit		80.00	39,653.31
2/1/2023			Deposit		280.00	39,853.31
2/1/2023			Deposit		200.00	40,293.31
2/1/2023			Deposit		440.00	

Date	Number	Payee	Memo	Payment	Deposit	Balance
2/1/2023	STR		Deposit		0.01	40,293.32
2/1/2023	ACH	State Farm	Liability	218.66		40,074.66
2/2/2023	STR		Deposit		0.01	40,074.67
2/2/2023			Deposit		100.00	40,174.67
2/3/2023	STR		Deposit		0.04	40,174.71
2/8/2023			Deposit		2,580.00	42,754.71
2/9/2023			Deposit		140.00	42,894.71
2/9/2023	STR		Deposit		0.01	42,894.72
2/10/2023			Deposit		100.00	42,994.72
				5,386.23	18,789.33	

Dedicated Pool Account			Balance
Sept-Aug	Amt Contributed		
2018-2019	\$ 3,784.00		
2019-2020	\$ 3,842.00	\$	7,626.00
2020-2021	\$ 4,254.00	\$	11,880.00
2021-2022	\$ 4,448.00	\$	16,328.00
2022-2023	\$ 3,705.00	\$	20,033.00

BIRCH CREEK VILLAGE PROPERTIES, INC.

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March 13, 2023

Dear Birch Creek Village Property Owners:

The BCV HOA Board is providing this information in hopes the property owners in BCV will **take action at the next voting opportunity in August 2023**. All of the amenities offered in the subdivision are showing their age and are in need of repair, the swimming pool is the main structure needing attention now.

1. **SWIMMING POOL** – The swimming pool in its current state is not safe due to cracking, chipping and unlevel concrete around the kiddie pool. There are chunks of tile falling off in the pool and the dividing wall between the kiddie and big pool. The plaster is pitted and holds algae. The Board feels this is unsafe for swimmers. In addition the pool is not level, operates on one skimmer and the stairs in the deep end are loose.

The Board is in contact with one of our property owners (David Uptagrafft) who volunteered to make a temporary fix for some of these issues so the pool can open as scheduled in May 2023. However, if this **cannot** be accomplished the Board **will close the pool for this season**. Also, if a **vote to repair the swimming pool is not passed the pool will be closed until the Board makes the decision to demolish the pool**. The HOA does not have the funds to repair the pool without an increase in HOA fees or a **Special Assessment**. One of these options will be on the ballot. The Board once again is in the process of getting current estimates and will determine which option would be best for a property owners vote.

2. **HOA PAID STREET LIGHTS** – Some BCV property owners have been asking about the HOA paid street lights for the past few years. In order to provide them with a response from other property owners the Board would like to know who wants to turn off the street lights paid by the HOA. This will be another item on the ballot sent out in July 2023. As noted in the Annual Budget report each year the HOA pays approximately \$3,600.00 per year for 30 street lights throughout the subdivision. Recently a suggestion for an Adopt a Light program was offered to property owners to help offset the cost of the street lights and not one property owner stepped up to help.

A voting ballot will be sent out with the July 2023 newsletter to address these two items and to elect new board members. The voting results will be announced at the August 2023 Annual Meeting after the ballots have been counted. **PLEASE MAKE YOUR VOICE HEARD BY CASTING YOUR VOTE**. The BCV HOA Board has been trying to get property owner approval to remodel the swimming pool by increasing HOA fees or by Special Assessment for the last 4 years.

Property owners are aware that prices keep increasing for everything. The BCV HOA fees have not increased and are the lowest fees between the Forest and Estates. **As you can see, we are in danger of losing the main amenity we have**. The Board would like to know if the majority of property owners want to close and demolish the pool and/or turn off the street lights. So please **VOTE** to let the Board know what you want. You may not think your **VOTE** makes a difference but it does. In past votes the pool remodel was not voted in by just a few votes. **PLEASE VOTE THIS AUGUST 2023 TO MAKE YOUR DECISION**. Remember, these votes affect the **future** of our subdivision.

If you have questions or would like to make a suggestion, please send it to the HOA email address at birchcreekvillageproperties@gmail.com. You can also put a written response in the locked mailbox at the clubhouse.

BIRCH CREEK VILLAGE HOA