BCV Board Meeting Minutes
February 14, 2026

Board Members Presen: Butch Cretsinger; Patrick DeWitt; Alice Shaffer; Janet Hancock

Officers Present: Danny Campbell; Carla Craig

Property Owners Present: Billy Hancock; Carl Cummins; David Uptagrafft

- Meeting called to order at 9:00 am
- Pledge and prayer
- Treasurer's report – Carla Craig – *Attachment #1 motion to approve Janet Hancock, 2nd Butch Cretsinger, all appprove*
- Approval of Board Meeting Minutes 2/14/2026–Carla Craig – *Attachment #2, motion to approve Alice Shaffer, 2nd Janet Hancock, all approve*

Meeting Content:

1. Deed Restriction violation process updates. No updates at this time (Janet Hancock and Alice Shaffer)
    a. Carla Craig informed the Board she sent an email to a property owner regarding a complaint about loud music.
    b. A discussion was held about a property owner with mattresses and other junk on her porch. Carla Craig indicated she sent a certified letter to the property owner regarding this deed restriction violation.
2. Discuss any updates pertaining to attorney information in the November 2025 Board Meeting. Butch Cretsinger provided information/email correspondence with the HOA attorney Jana Beddingfield. *see Attachment #2* Since we are getting little to no response from the current attorney Butch Cretsinger would like to get a refund of our retainer and seek an attorney in the Houston or Austin area.
3. Interest in voting electronically. New HOA laws allow this to be put in place (Karla Dobbs and Carla Craig) will work on this before the August 2026 Annual Meeting. Patrick DeWitt spoke about a software that can help us accomplish this setup. Carla Craig will research cost.
4. Swimming Pool opens May 22, 2026. According to the calendar a date of May 16, 2026 has been designated as the work day. This date was not confirmed by the Board.

5. Pool area clean up including any repair and replacement of equipment/signs as needed.
6. Any other items for discussion?

Board meeting motion to adjourn at 9:58 AM, by Janet Hancock

2nd by Alice Shaffer.

Secretary
BCV - HOA

BIRCH CREEK VILLAGE PROPERTIES, INC. CORPORATE SEAL 1981 TEXAS

Attachment 1

Treasurer's Report
Birch Creek Village Properties., Inc. / Board Meeting February 14, 2026
From 11/08/2025 through 02/13/2026

Date	Number	Payee	Memo	Payment	Deposit	Balance
11/17/2025	3128	Carla Craig	8x10 env	12.41		14,348.17
11/19/2025			Deposit		115.00	14,463.17
11/19/2025	DBT	Walmart	QuickBooks 2020	212.43		14,250.74
11/19/2025	3129	Burleson County Clerk	Management Cert	29.00		14,221.74
11/21/2025			Deposit		475.00	14,696.74
11/25/2025	ACH	Bluebonnet	Electric	518.47		14,178.27
11/30/2025	3130	Kenneth Shaffer	Nov grounds	275.00		13,903.27
12/2/2025	DBT	Norton Utilities	Norton anti-track	27.76		13,875.51
12/2/2025	DBT	US Postal Service	1 roll 2026 invoices	78.00		13,797.51
12/2/2025	DBT	M D Pool Services	Inv. 6558	213.50		13,584.01
12/3/2025			Deposit		625.06	14,209.07
12/3/2025	ACH	State Farm	Liability	208.49		14,000.58
12/4/2025			Deposit		115.01	14,115.59
12/4/2025			Deposit		155.00	14,270.59
12/5/2025			Deposit		470.04	14,740.63
12/8/2025	DBT	Citizens State Bank	loan pymt	711.93		14,028.70
12/9/2025			Deposit		1,200.00	15,228.70
12/9/2025			Deposit		115.01	15,343.71
12/10/2025			Deposit		170.01	15,513.72
12/11/2025			Deposit		230.02	15,743.74
12/15/2025			Ruth & Carl Cummins		100.00	15,843.74
12/15/2025			Deposit		1,165.00	17,008.74
12/16/2025			Deposit		115.01	17,123.75
12/16/2025	DBT	US Postal Service	1 roll	78.00		17,045.75
12/18/2025	DBT	Walmart		15.86		17,029.89
12/19/2025			Deposit		115.01	17,144.90
12/19/2025			Deposit		115.01	17,259.91
12/21/2025		Walmart	Walmart reim		15.86	17,275.77
12/22/2025			Deposit		1,750.00	19,025.77
12/22/2025			Deposit		115.01	19,140.78
12/23/2025			Deposit		420.04	19,560.82
12/24/2025			Deposit		430.04	19,990.86
12/24/2025	ACH	Bluebonnet	Electric	539.73		19,451.13
12/29/2025			Deposit		115.01	19,566.14
12/31/2025			Deposit		253.01	19,819.15
12/31/2025	ACH	State Farm	Liability	208.49		19,610.66

Date	Number	Payee	Memo	Payment	Deposit	Balance
12/31/2025	3131	Kenneth Shaffer	Dec grounds	275.00		19,335.66
12/31/2025	3132	Void	VOID:			19,335.66
1/2/2026	DBT	M D Pool Services	Inv. 6630	247.22		19,088.44
1/6/2026			Deposit		2,330.00	21,418.44
1/6/2026			Deposit		780.07	22,198.51
1/7/2026			Deposit		465.04	22,663.55
1/7/2026	DBT	Citizens State Bank	loan pymt	711.93		21,951.62
1/8/2026			Deposit		505.04	22,456.66
1/8/2026			Deposit		1,375.00	23,831.66
1/12/2026			Deposit		310.03	24,141.69
1/13/2026	3133	Burleson County Tax Office	2025 Property Taxes	298.89		23,842.80
1/14/2026			Deposit		935.00	24,777.80
1/14/2026			Deposit		155.01	24,932.81
1/15/2026			Deposit		270.02	25,202.83
1/16/2026			Deposit		120.00	25,322.83
1/16/2026			Deposit		155.01	25,477.84
1/20/2026	DBT	Amazon	ink blk	75.68		25,402.16
1/21/2026			Deposit		310.03	25,712.19
1/22/2026			Deposit		95.00	25,807.19
1/26/2026			Deposit		115.01	25,922.20
1/26/2026			Deposit		310.02	26,232.22
1/26/2026	ACH	Bluebonnet	Electric	550.32		25,681.90
1/27/2026			Deposit		520.04	26,201.94
1/28/2026			Deposit		2,590.20	28,792.14
1/28/2026			Deposit		505.04	29,297.18
1/29/2026			Deposit		625.00	29,922.18
1/29/2026			Deposit		660.06	30,582.24
1/30/2026			Deposit		345.03	30,927.27
1/30/2026	ACH	State Farm	Liability	208.49		30,718.78
1/31/2026	3134	Kenneth Shaffer	Jan grounds	275.00		30,443.78
2/2/2026			Deposit		590.05	31,033.83
2/2/2026	DBT	M D Pool Services	Inv. 6702	213.50		30,820.33
2/3/2026			Deposit		540.00	31,360.33
2/3/2026			Deposit		195.02	31,555.35
2/3/2026			Deposit		620.05	32,175.40
2/9/2026			Deposit		1,755.00	33,930.40
2/9/2026			Deposit		2,194.00	36,124.40
2/9/2026	ACH	Citizens State Bank	loan pymt	711.93		35,412.47
2/9/2026	3135	Burleson County Clerk	ROL-Blevins	25.00		35,387.47
				$ 6,722.03	$ 27,748.92	