BCV Board Meeting Minutes

April 11, 2026

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

Officers Present: Carla Craig

Property Owners Present: Billy Hancock

- Meeting called to order at 9:00 am by Billy Hancock
- 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 Butch Cretsinger, 2nd Janet Hancock, all approve*

Meeting Content:

1. Deed Restriction violation process updates. (Janet Hancock and Alice Shaffer)
    a. Because there have been no violation letters sent in the past two years due to lack of attorney involvement the Board needs to make another plan to get back on track with sending letters to property owners not in compliance. This has been discussed previously. Since we have lack of attorney direction the Board can choose to send letters trying to gently persuade these property owners to clean up their property. That being said all language in the letters pertaining to legal action would need to be removed. The restrictive covenant committee has not began this process.
    b. There are complaints about dogs running loose in the subdivision again, letters can be sent but as discussed many times before the county has nothing in place to assist with loose dogs. This was not discussed.
    c. Carla Craig sent a couple of notices to property owners recently about violations which is greatly appreciated.
    d. Since Janet Hancock and Alice Shaffer are on this committee this responsibility should be shifted back to them. Records and letters for communication need to be kept in an orderly fashion just as it was when letters were being sent previously. Janet and Alice kept everything in folders with pictures and copies of letters giving the Board solid records of violations. The letters sent by Carla Craig were given to Janet and Alice for filing.

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 last meeting minutes
    a. 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. Board needs to vote on this item. The Board has not taken action.
    b. The Board needs to appoint someone to take the lead and follow through with this task. This is a very important item that needs to be resolved so the Board can get back on track of enforcing the BCV By Laws and Restrictive Covenants. This includes meeting/corresponding with the attorney and updating the By Laws and Restrictive Covenants with attorney guidance. The attorney will need to provide direction to be sure our documents satisfy HOA laws. The Board has not designated nor has a Board member volunteered to take on this task.

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. The Board voted to NOT continue with this project. The Board emphasized if a property owner wanted to vote they would do it via paper ballot.

4. Swimming Pool opens May 22, 2026. According to the calendar a date of May 16, 2026 has been designated as the work day.
    a. Karla Dobbs was asked to discuss with the Board about opening the swimming pool on May 1, 2026. Board needs to consider and vote on this item. Board voted to keep the current opening date.

5. Pool area clean up including any repair and replacement of equipment/signs as needed. Janet and Billy Hancock and Karla Dobbs vacuumed the pool prior May 22 but the water was very cloudy. The decision was made to keep the pool closed until May 25th.

Board meeting motion to adjourn at 9:59 AM, by _____

2nd by _____.

BIRCH CREEK VILLAGE PROPERTIES, INC. CORPORATE SEAL 1981 TEXAS

Treasurer's Report
Birch Creek Village Properties., Inc. / Board Meeting April 10, 2026
From 02/14/2026 through 04/10/2026

Date	Number	Payee	Memo	Payment	Deposit	Balance
2/16/2026			Deposit		230.00	35,617.47
2/19/2026			Deposit		155.01	35,772.48
2/25/2026			Deposit		310.02	36,082.50
2/25/2026	ACH	Bluebonnet	Electric	536.19		35,546.31
2/28/2026	2965	Kenneth Shaffer	Feb grounds	275.00		35,271.31
3/2/2026			Deposit		695.00	35,966.31
3/2/2026			Deposit		155.01	36,121.32
3/2/2026	DBT	M D Pool Services	Inv. 6774	213.50		35,907.82
3/4/2026	ACH	State Farm	Liability	208.49		35,699.33
3/9/2026	ACH	Citizens State Bank	loan pymt	711.93		34,987.40
3/13/2026			Deposit		215.00	35,202.40
3/13/2026			Deposit		625.06	35,827.46
3/13/2026			Deposit		350.01	36,177.47
3/13/2026	2966	Void				36,177.47
3/13/2026	2967	Traci DeSantis	reim for overpymt	350.00		35,827.47
3/26/2026			Deposit		135.00	35,962.47
3/26/2026	ACH	Bluebonnet	Electric	529.48		35,432.99
3/30/2026			Deposit		215.00	35,647.99
3/30/2026			Deposit		370.00	36,017.99
3/31/2026	2968	Kenneth Shaffer	Mar grounds	275.00		35,742.99
4/1/2026	DBT	M D Pool Services	Inv. 6845	247.22		35,495.77
4/1/2026	ACH	State Farm	Liability Insurance	208.49		35,287.28
4/2/2026			Deposit		135.00	35,422.28
4/7/2026	ACH	Citizens State Bank	loan pymt	711.93		34,710.35
				$ 4,267.23	$ 3,590.11	