BCV Board Meeting Minutes
June 13, 2026

Board Members Present: Janet Hancock; Karla Dobbs; Butch Cretsinger; Alice Shaffer; Patrick DeWitt

Officers Present: Carla Craig; Billy Hancock

Property Owners Present: David Uptagrafft; Pam Kubiak

- Meeting called to order at 9:06 am
- Pledge and prayer
- Treasurer's report – Carla Craig – *Attachment #1 motion to approve Karla Dobbs, 2nd Janet Hancock, all approve*
- Approval of Board Meeting Minutes 4/11/2026– Karla Dobbs – *Attachment #2 motion to approve Alice Shaffer; 2nd Butch Cretsinger, 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. Some letters have been sent to request the property owner correct any violation.
2. Discuss any updates pertaining to attorney information in the April 11, 2026 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. Board voted to

release current attorney and request refund. *Motion to approve Karla Dobbs, 2nd Butch Cretsinger, all approve*

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 provide direction to ensure our documents satisfy HOA laws. As of August 14, 2026 the Board has hired a new attorney and is planning to meet and discuss updating our current By Laws and Covenant restrictions.

c. The Board has a working meeting on July 11, 2026 to identify the By Laws and Covenant Restrictions that need updating. This information will be passed to the new attorney for review and guidance. Once the attorney provides guidance the documents will be prepared for a property owners vote.

3. The HOA's Tax and Franchise reports were filed by the due date.

4. Any other items for discussion?
   a. Purchasing a swimming pool filtration system was discussed. The water source to our pool is filled with sand/dirt. This is causing the swimming pool to use more chemicals to keep the water clear. However the sand still accumulates on the bottom of the pool. Once the filtration system is purchased it will need to be installed.
   b. The mailboxes were damaged this month. Thank you to Arnie Lickus for making the repairs. The Board voted to reimburse him $100.00 *motion to approve Janet Hancock, 2nd Butch Cretsinger, all approve.* This matter has been turned over to the sheriffs department since the person responsible did not take responsibility for the damage.

Board meeting motion to adjourn at 9:45 AM, by Karla Dobbs 2nd by Patrick Dewitt.

K D Dobbs

Secretary
BCV - HOA

BIRCH CREEK VILLAGE PROPERTIES, INC. CORPORATE SEAL 1981 TEXAS

Attachment 1

Treasurer's Report

Birch Creek Village Properties, Inc. / Board Meeting June 13, 2026

From 04/11/2026 through 06/12/2026

Date	Number	Payee	Memo	Payment	Deposit	Balance
						34,532.54
4/14/2026	DBT	US Postal Service	CM IRS retn	6.08		33,989.04
4/27/2026	ACH	Bluebonnet	Electric	543.50		33,780.55
4/30/2026	ACH	State Farm	Liability	208.49		33,505.55
4/30/2026	2969	Kenneth Shaffer	Apr grounds	275.00		32,952.37
5/1/2026	DBT	M D Pool Services	100# shock; phosphate remover	553.18		32,240.44
5/7/2026	ACH	Citizens State Bank	loan repayment	711.93		32,197.17
5/25/2026	2970	Janet Hancock	heavy duty hose/pool area	43.27		31,827.42
5/27/2026	ACH	Bluebonnet	Electric	369.75		31,552.42
5/31/2026	2971	Kenneth Shaffer	May grounds	275.00		31,343.93
6/1/2026	ACH	State Farm	Liability +	208.49		30,855.56
6/2/2026	DBT	M D Pool Services	Inv. 6995	488.37		31,380.62
6/3/2026			Deposit		525.06	30,668.69
6/7/2026	ACH	Citizens State Bank	loan repayment	711.93		30,843.69
6/9/2026			Deposit		175.00	30,330.15
6/11/2026	2972	Kenneth Shaffer	new lawnmower; ortho ant	513.54		
				$ 4,908.53	$ 700.06	