BCV Board Meeting Minutes
August 23, 2025

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

Officers Present: Carla Craig; Danny Campbell; Karla Dobbs

Property Owners Present: Billy Hancock; Pat Kringle

Meeting Content:

1. Meeting called to order at 1:25 pm

2. Treasurer's report – Carla Craig – *Attachment #1 – motion to approve Patrick DeWitt; 2nd Alice Shaffer; all approve*

3. Approval of Board Meeting Minutes 06/14/2025– Karla Dobbs – *Attachment #2 - motion to approve Butch Cretsinger; 2nd Janet Hancock; all approved*

4. Introduce and welcome new/returning Board of Directors voted in at the Annual Meeting. Janet Hancock and Patrick DeWitt returning for Aug. 2025 to Aug. 2027

5. Deed Restriction violation process updates. No updates at this time (Janet Hancock and Alice Shaffer) Butch Cretsinger volunteered at last meeting to take over Attorney communication to determine next steps for ByLaw/Restrictive covenant amendments to update for a covenant violation fee schedule. Karla Dobbs provided prior emails from the attorney to Butch Cretsinger.

6. Patrick Dewitt became the new Registered Agent for the HOA at June 2025 meeting.

7. Discussion of new HOA laws – Carla Craig

8. Interest in voting electronically. New HOA laws allow this to be put in place. (Karla Dobbs and Carla Craig) More information will be available next year.

9. 2025/2026 Yard Maintenance Contract went to Alice Shaffer *Attachment #3 - motion to approve Karl a Dobbs; 2nd Butch Cretsinger; all approve*

10. Any other items for discussion? Water filter for swimming pool water inlet. Quality of water supply is leaving sand in the pool. Need to get prices.

Board meeting motion to adjourn at 1:45 PM, by Karla Dobbs 2nd by Butch Cretsinger.

Secretary

BIRCH CREEK VILLAGE PROPERTIES, INC. CORPORATE SEAL 1981 TEXAS

11-8-2025

Date

Birch Creek Village Properties, Inc.

Treasurer's Report
2024-2025 fiscal year
Budget Comparison
Sep 1, '24 - Aug 31, '25

	2024-2025 Projected	2024-2025 Actual	Over/ Under Budgeted Amount
INCOME			
Total Income	32,225	31,405	820
EXPENSES			
Pool			
Monthly Pool Maintenance	2,600	2,562	38
Grounds Maintenance	3,300	3,300	0
Pool Supplies	2,300	1,518	782
Bathhouse & Gate Maint/Repairs	0	0	0
Pool Loan Expense	8,543	8,543	0
Utilities electric, lights, 911 phone	6,800	6,734	66
Postage	300	176	124
Taxes & Fees	262	251	11
Office Supplies & Expenses	500	382	118
Legal Fees	1,000	300	700
Termite Treatment Clubhouse	0	0	0
Miscellaneous	0	0	0
Charitable Contributions	500	500	0
Insurance - Liability	3,157	2,894	263
Website	615	732	117
Fundraising Costs/Special Events	0	0	0
Total Expenses	29,877	27,892	1,985
Net Income		3,513	

Dedicated Pool Account	
Previous Balance (as of 8-31-24)(incl $35 assessment)	3,266
2024-2025 distribution (incl $35 assessment)	11,042
	14,308
Pool LoanPayments	8,543
Total Pool Account Balance as of 8-31-25	5,765

Bank Account	
Bank Balance as of 8-31-25 (includes pool acct balance)	**$21,577**