Attachment 2

BCV Board Meeting Minutes

November 8, 2025

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

Officers Present: Carla Craig, Danny Campbell, Danny Campbell

Property Owners Present: David Uptagrafft

- Meeting called to order at 8:59 am.
- Treasurers report: Carla Craig *attachment #1 motion to approve Alice Shaffer, 2nd by Butch Cretsinger, all approve*
- Approval of Board Meeting Minutes 8/23/2025: *attachment #2 motion to approve Patrick DeWitt, 2nd Butch Cretsinger, all approve; Minutes are in meeting binder*
- Approval of Annual Board Meeting Minutes 8/23/2025: *attachment #3 motion to approve Patrick DeWitt, 2nd Butch Cretsinger, all approve; minutes are in the meeting binder*

Meeting Content:

1. Deed restriction processs updates. None at this time
2. Butch Cretsinger provided information regarding contact with the HOA attorney to assist the HOA in updating By Laws and next steps regarding Restrictive Covenant enforcement.
3. Interest in voting electronically - Carla Craig and Karla Dobbs will work on this prior to the August 2026 Annual Meeting.

4. Carla Craig to discuss outcome of contact with insurance company about additional charges for coverage not needed.
5. Carla Craig will seek approval from Board to have HOA computer updated on an annual basis.

Board meeting motion to adjourn at 9:18 am by Patrick DeWitt and 2nd by Butch Cretsinger; all approve.

Karla Dobbs – BCV HOA Secretary

2-14-2026

Date

BIRCH CREEK VILLAGE PROPERTIES, INC. CORPORATE SEAL 1981 TEXAS

1st AS 2nd BC will approve

Attachment 1

TREASURER'S REPORT
Birch Creek Village Properties, Inc. / Board Meeting November 8, 2025

From 08/27/2025 through 11/07/2025

Date	Number	Payee	Memo	Payment	Deposit	Balance
8/27/2025	DBT	Frontier Communications	911 phone	74.74		20,991.57
8/31/2025	3123	Kenneth Shaffer	Aug grounds	275.00		20,716.57
9/2/2025	3124	Texas SOS	VOID			20,716.57
9/2/2025	DBT	M D Pool Services	Inv. 6340	531.83		20,184.74
9/2/2025	ACH	State Farm	Liability	208.49		19,976.25
9/8/2025	ACH	Citizens State Bank	loan pymt	711.93		19,264.32
9/25/2025			Deposit		315.00	19,579.32
9/26/2025	ACH	Bluebonnet	Electric	530.17		19,049.15
9/29/2025	DBT	Frontier Communications	911 phone	74.74		18,974.41
9/30/2025	3125	Kenneth Shaffer	Sept grounds	275.00		18,699.41
10/1/2025	ACH	State Farm	Liability	208.49		18,490.92
10/2/2025	DBT	M D Pool Services	Inv. 6415	286.68		18,204.24
10/7/2025	ACH	Citizens State Bank	loan pymt	711.93		17,492.31
10/13/2025			Deposit		25.00	17,517.31
10/20/2025	DBT	Big Sky Internet		732.00		16,785.31
10/28/2025	ACH	Bluebonnet	Electric	550.64		16,234.67
10/28/2025			Deposit		135.01	16,369.68
10/30/2025	ACH	State Farm	Liability	208.49		16,161.19
10/31/2025	3127	Kenneth Shaffer	Oct grounds	275.00		15,886.19
11/3/2025	DBT	M D Pool Services	Inv. 6487	638.73		15,247.46
11/7/2025			Deposit		50.00	15,297.46
11/7/2025	ACH	Citizens State Bank	loan pymt	711.93		14,585.53
				$ 7,005.79	$ 525.01	