

BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
APRIL 7, 2018

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET IN THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, APRIL 7, 2018 AT 8:10 A.M.

PRESIDENT KORY HOLMES CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT.

MINUTES OF THE REGULAR BOARD MEETING HELD MARCH 3, 2018, WHICH WERE POSTED AND CIRCULATED, WERE UNANIMOUSLY APPROVED UPON MOTION BY KORY HOLMES AND SECONDED BY SUSAN WARNE. THE MINUTES WILL BECOME A PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF MARCH 31, 2018, WAS GIVEN BY SUSAN WARNE. UPON MOTION BY SUSAN WARNE AND SECONDED BY KORY HOLMES, THE BOARD APPROVED THE REPORT AS PAID. THE REPORT IS TO BECOME A PART OF THIS MEETING'S RECORDS.

COMMITTEE REPORTS:

ABATEMENT: NONE

ARCHITECTURAL:

JOHN SCHOELLMAN HAS APPLIED TO BUILD A 18' x 36' x 10' RV COVER ON HIS PROPERTY AT 500 RIPPLE CREEK LN. A MOTION TO APPROVE BY EDDIE RAMIREZ AND SECONDED BY CHRIS HENNING PASSED UNANIMOUSLY.

DAVID AND JUDY BRECHTEL APPLIED TO LOCATE A CAMPING TRAILER AND SEPTIC SYSTEM ON THEIR PROPERTY AT 501 BURNT STUMP DR. A MOTION TO APPROVE WAS MADE BY KORY HOLMES, SECONDED BY EDDIE RAMIREZ AND PASSED UNANIMOUSLY.

GARY AND DALLAS QUINTON APPLIED TO REMOVE MOBILE HOME AND REPLACE WITH A MANUFACTURED HOME AT 305 KAYWOOD CIR. A MOTION TO APPROVE WAS MADE BY CHRIS HENNING, SECONDED BY SUSAN WARNE AND PASSED UNANIMOUSLY.

EDDIE AND MAUREEN RAMIREZ APPLIED TO BUILD A COMMERCIAL RV STORAGE FACILITY ON COMMERCIAL ZONED PROPERTY AT 13785 PARK ROAD 57. A MOTION TO APPROVE WAS MADE BY KORY HOLMES AND SECONDED BY SUSAN WARNE AND PASSED BY MAJORITY VOTE WITH CHRIS HENNING OPPOSED AND EDDIE RAMIREZ ABSTAINING.

GRIEVANCE:

A HOMEOWNER INFORMED THE BOARD THAT THE ALFORD OIL DRIVER HAS NO ACCESS TO THE DUMP AND NEEDS A CARD KEY. IT WAS POINTED OUT BY MEMBERSHIP THAT DELIVERIES ARE MADE BY APPOINTMENT AND THIS IS NOT NECESSARY. THE BOARD NOTED THAT GRIEVANCES SHOULD BE IN WRITTEN FORM.

BUILDING RENTAL: NONE

SWIMMING POOL:

JERRY POTENZA REPORTED THAT THE SWIMMING POOL CIRCULATION PUMP QUIT WORKING ON MARCH 27. THE PUMP MOTOR SWITCH WAS REPLACED AND THE POOL WATER QUALITY HAS NOW RECOVERED.

THE SWIMMING POOL WILL BE OPEN ON MAY 2, 2018. VOLUNTEERS ARE NEEDED FOR POOL SUPERVISION, BATHROOM CLEANING, AND MOWING / MAINTENANCE. THESE ARE PAID POSITIONS. **PLEASE CONTACT THE BOARD IF YOU ARE INTERESTED.**

OLD BUSINESS:

KORY HOLMES STATED OUR ATTORNEYS HAVE BEEN GIVEN ALL INFORMATION REQUESTED AND WILL SEND LETTERS TO THE OWNERS OF CAMPING TRAILERS IN SECTION 3 THAT ARE VIOLATING DEED RESTRICTIONS.

TO REPLACE THE BULLETIN BOARD AT THE SUBDIVISION ENTRANCE, A MOTION WAS MADE BY SUSAN WARNE TO AUTHORIZE MELVIN LEHMANN TO SPEND UP TO \$500.00 FOR A REPLACEMENT. EDDIE RAMIREZ SECONDED AND THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS:

DANIEL AND PATRICA PLESS PURCHASED A LOT AT AUCTION AND REQUEST THE BOARD WAIVE MAINTENANCE FEES THAT ARE IN ARREARS. KORY HOLMES MOTIONED TO APPROVE THE REQUEST. EDDIE RAMIREZ SECONDED AND THE BOARD UNANIMOUSLY APPROVED.

CERTIFIED LETTERS WERE SENT ON MARCH 19, 2018 TO ALL HOMEOWNERS WHO ARE DELIQUENT IN PAYMENT OF THIS YEAR'S MAINTENANCE FEES. IF FEES ARE NOT PAID WITHIN THE NEXT 30 DAYS THEIR CARD KEY TO THE DUMP WILL BE DEACTIVATED. FOR ANYONE IN ARREARS, A PAYMENT PLAN CAN BE SET UP. PLEASE CONTACT THE BOARD.

BOB WARE PROPOSED INSTALLING A SOLAR POWERED LIGHT AT THE BOAT RAMP TO AID LOADING BOATS AFTER DARK. THE HOA ONLY HAS TO PURCHASE THE LIGHT AS LABOR WILL BE AT NO COST. EDDIE RAMIREZ MOTIONED THAT THE BOARD AUTHORIZE BOB TO MAKE THE PURCHASE, CONDITIONALLY, UPON APPROVAL FROM THE COUNTY. SUSAN WARNE SECONDED THE MOTION WHICH PASSED UNANIMOUSLY.

COMMENTS FROM THE BOARD:

COMMENTS FROM THE FLOOR:

DON SHOCKY ANNOUNCED THAT THE GRANT FOR HELICOPTER MED-EVAC PAD HAS BEEN APPROVED AND WILL BE CONSTRUCTED AT NO COST TO THE HOA. THE LCRA / BLUEBONNET ARE PAYING 80% AND VFD THE REMAINDER. A LOCAL MEDIA PROGRAM WILL BE HELD AT THE FIRE DEPARTMENT AT A DATE TO BE ANNOUNCED. **BOARD MEMBERS ARE REQUESTED TO ATTEND.**

DON ALSO SUGGESTED REMOVING AN UNUSED UTILITY POLE / POWER LINE AND PLACING A SIGN TO COMMERATE THE GRANT. EDDIE RAMIREZ MADE THE MOTION TO AUTHORIZE DON TO PROCEED AT HIS DISCRETION. SUSAN WARNE SECONDED AND THE BOARD APPROVED UNANIMOUSLY.

DON VOLUNTERED TO CONDUCT A CONTROLLED BURN AT THE DUMP. CHRIS HENNING MADE THE MOTION TO AUTHORIZE DON TO DO THIS. EDDIE RAMIREZ SECONDED AND THE BOARD UNANIMOUSLY APPROVED.

CHANGE IN OWNERSHIP:

<u>NEW OWNER</u>	<u>SEC</u>	<u>BLK</u>	<u>LOTS</u>	<u>PREV.</u>
<u>CORY AND JENNIFER FRIEDRICH</u>	5	1	30, 31	KEVIN BATES
<u>RANDELL AND GINE SCHONER</u>	1	3	2	RALPH AND LINDA
<u>LAFOUR</u>				
<u>DAVID AND CAROL DEBOARD</u>	5	2	11, 12	KEVIN HOWARD
<u>LARRY REEDY</u>	2	6	30	MICHAEL SKOWOEN
<u>ROBERT AND DEBORAH ADAMS</u>	2	7	67, 68, 69, 70, 71, 72	RAYMOND MEECH
<u>DANIEL AND PATRICA PLESS</u>	2	6	34	RICHARD WHITE
<u>ELIZA AND KIM BARRETT</u>	4	15	23	KORY HOLMES
<u>SAMUEL RUFFINO</u>	5	8	7, 8, 9, 10	VICKIE SMITH

THE BOARD WENT INTO EXECUTIVE SESSION AT 8:48 AM AND RECONVENED THE GENERAL MEETING AT 9:07 AM.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, A MOTION BY KORY HOLMES AND SECOND BY SUSAN WARNE TO ADJOURN THE MEETING WAS APPROVED AT 9:08 AM. THE NEXT MEETING WILL BE ON MAY 5, 2018 IN THE COMMUNITY BUILDING AT 8:00 AM.

THESE MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS IN THE REGULAR MONTHLY
BOARD
MEETING OF THE ____ DAY OF _____, 2018.

SECRETARY

PRESIDENT