

BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
APRIL 3, 2021

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET IN THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, APRIL 3, 2021 AT 8:00 A.M. PRESIDENT MELVIN LEHMANN CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT.

MINUTES OF THE REGULAR BOARD MEETING HELD MARCH 6, 2021 WHICH WERE POSTED AND CIRCULATED WERE APPROVED UPON MOTION BY MELVIN LEHMANN AND SECONDED BY DAVE SMITH. THE MINUTES WILL BECOME PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF MARCH 31, 2021 WAS GIVEN BY TREASURER JOHN SCHOELLMAN. UPON MOTION BY JOHN AND SECONDED BY DAVE SMITH, THE BOARD UNANIMOUSLY APPROVED THE REPORT AS PAID. THE REPORT IS TO BECOME PART OF THIS MEETING'S RECORDS.

COMMITTEE REPORTS:

SWIMMING POOL:

JERRY REPORTS THAT THE POOL WATER IS IN GOOD CONDITION. HE NOTES THAT THE WATER LEVEL GOES DOWN ABOUT AN INCH EVERY THREE DAYS BUT HE CAN NOT LOCATE A LEAK. HE IS MONITORING THE POOL CLOSELY AND WILL REPORT WHAT HE FINDS. DAVE SMITH WILL HAVE A CONTRACTOR CHECK THE POOL IN THE NEXT TWO WEEKS AND WILL ALSO GET A QUOTE FOR RE-PLASTERING THE POOL. MELVIN WILL ASK THE MUD TO REPAIR THE POOL WATER SUPPLY VALE.

ABATEMENT: NONE

ARCHITECTURAL: TWO

1. DAVID DEBOARD HAS APPLIED TO ADD TO AN EXISTING FENCE, A 5' CHAIN LINK FENCE TO COMPLETE A SURROUNDING FENCE ON HIS PROPERTY AT 409 RIPPLE CREEK LN. UPON A MOTION BY CHRIS HENNING, SECONDED BY JOHN SCHOELLMAN, THE BOARD UNANIMOUSLY APPROVED.

2. KATY BRADLEY HAS APPLIED TO BUILD A ROCK PAD AND METAL RV CARPORT NEXT TO THE GARAGE ON HER PROPERTY AT 313 SPRING OAK LN. UPON A MOTION BY MELVIN LEHMANN, SECONDED BY CHRIS HENNING, THE BOARD UNANIMOUSLY APPROVED.

GRIEVANCE: NO WRITTEN GRIEVANCES

BUILDING RENTAL: NONE

ANNOUNCEMENTS:

1. PRESIDENT LEHMANN REMINDED EVERYONE OF THE BIRCH CREEK FOREST V.F.D. SPONSORED **MOTHER'S DAY CRAWFISH BOIL AND BBQ ON SATURDAY, MAY 8 AT 1:00PM** AT THE FIRE STATION.

2. A **MARKET DAY ON SATURDAY, MAY 15** WAS PROPOSED BY A MEMBER. THE COMMUNITY BUILDING WILL BE USED FOR VENDORS SELLING THEIR WARES WITH INDIVIDUALS SCHEDULING GARAGE SALES AT THEIR PROPERTIES. LOCATIONS AND TIMES WILL BE POSTED ON BULLETIN BOARDS AND ON SOCIAL MEDIA. THIS PROPOSAL MET WITH THE BOARD'S APPROVAL.

3. PRESIDENT LEHMANN ALSO REMINDED EVERYONE OF THIS YEAR'S **INDEPENDENCE DAY BIRCH CREEK FOREST V.F.D. FUNDRAISER ON SATURDAY JULY 3** AT THE FIRE STATION. THE SAME CATERER WILL BE PROVIDING THE BBQ AS LAST YEAR, WHICH PROVED A GREAT SUCCESS..

OLD BUSINESS:

1. PRESIDENT LEHMANN STATED THAT THE **POOL IS SCHEDULED TO OPEN ON SATURDAY, MAY 1** FOR THE SUMMER SEASON. HE PROPOSED, BECAUSE OF INCREASED MAINTENANCE EXPENSES, THAT THE

ANNUAL FEE FOR POOL USE BE INCREASED TO \$40.00. UPON A MOTION BY MELVIN, SECONDED BY CHRIS HENNING, THE BOARD UNANIMOUSLY APPROVED THE INCREASE. PROPERTY OWNERS CAN SIGN UP FOR THE USE OF THE POOL STARTING ON MONDAY APRIL 5.

2. CHRIS HENNING VOLUNTEERED TO EXAMINE THE WATER LEAKS AT THE POOL RESTROOMS AND HELP US WITH THE REPAIR. THANKS CHRIS.

3. THE OLD TENNIS COURT ASPHALT SURFACE HAS BEEN BROKEN UP. SINCE IT WILL NOT MAKE A GOOD ROAD BASE FOR THE DUMP, THE BOARD OFFERS ANY PART OF IT FREE TO ANYONE WILLING TO REMOVE IT. THE REMAINDER WILL BE TAKEN TO A PRIVATE LANDFILL. THE TENNIS COURT SURFACE WILL BE MADE INTO A GREEN AREA.

4. TV'S AND OTHER ELECTRONIC DEVICES THAT HAVE BEEN COLLECTED AT THE DUMP WILL BE TAKEN TO THE COUNTY DUMP ON HWY 30. THANKS TO DON SHOCKEY AND MELVIN LEHMANN WHO HAVE VOLUNTEERED THEIR TIME AND EQUIPMENT TO DO THE HAULING.

NEW BUSINESS:

1. A SMALL NUMBER OF PROPERTY OWNERS HAVE NOT PAID THEIR HOA FEES FOR THIS YEAR WHICH WERE DUE ON JANUARY 31. THEY HAVE BEEN SENT MULTIPLE NOTICES. A MOTION WAS MADE BY CHRIS HENNING TO DEACTIVATE THE DUMP CARD OF ANYONE WHO IS STILL IN ARREARS ON MONDAY, APRIL 5. DAVE SMITH SECONDED THE MOTION WHICH PASSED UNANIMOUSLY.

2. STATE FARM INSURANCE HAS PROVIDED A QUOTE TO INCREASE THE LIABILITY INSURANCE COVERAGE FOR OUR HOA. PRESIDENT LEHMANN MADE A MOTION TO INCREASE COVERAGE. JOHN SCHOELLMAN SECONDED THE MOTION AND THE BOARD APPROVED UNANIMOUSLY.

3. BECAUSE OF COLD WEATHER A TREE IN THE GREENWAY HAS FALLEN ON THE PROPERTY OF A MEMBER WHO CAN NOT EASILY REMOVE IT. PRESIDENT LEHMANN MADE A MOTION TO HAVE THE TREE REMOVED. DAVE SMITH SECONDED THE MOTION AND THE BOARD UNANIMOUSLY APPROVED.

4 MELVIN PRESENTED PRELIMINARY FIGURES FOR THE ANNUAL BUDGET WHICH THE BOARD WILL CONSIDER FOR APPROVAL BEFORE MAY. MELVIN SAID THAT THE HOA IS SOLVENT THIS FISCIAL YEAR.

COMMENTS FROM THE BOARD:

MELVIN STATED THAT HE WILL CONTACT THE COUNTY COMISSIONERAND SCHEDULE THE SIDE CUTTER TO REMOVE BRUSH AT SELECTED INTERSECTIONS IN THE SUBDIVISION WHICH OBSCURE ONCOMMING TRAFFIC. HE NOTED THE COUNTY RECENTLY REPAIRED A SECTION OF STREET BY REMOVING ASPHALT AND REPLACING GRAVEL. HE SAID THAT WHEN IT SETTLES THE COUNTY WILL COME BACK AND SPREAD ASPHALT AND IT WILL LOOK MUCH BETTER. HE NOTED THAT ASPHALT WILL ALSO BE PLACED AT THE MAILBOXES AT THE ENTRANCE TO THE SUBDIVISION.

COMMENTS FROM THE FLOOR:

A PROPERTY OWNER THANKED RANDY PACHAR WHO VOLUNTEERED HIS TIME AND EXPERTISE TO INSTALL ADDITIONAL CAMERAS AT THE DUMP WHICH NOW COVER THE WHOLE AREA.

CHANGE IN OWNERSHIP: TWO

<u>NEW OWNER</u>	<u>SEC</u>	<u>BLK</u>	<u>LOT</u>	<u>PREVIOUS OWNER</u>
WIDEMAN INVESTMENT LLC	4	15	90	WILMA SCHNEIDER
SHARON ANGELO	5	6	7	TIM MC GRIFF

THE BOARD WENT INTO EXECUTIVE SESSION AT 8:50 AM AND RECONVENED AT 9:54 AM. THERE BEING NO FURTHER BUSINESS, A MOTION BY MELVIN LEHMANN, SECONDED BY CHRIS HENNING, TO ADJOURN THE MEETING WAS APPROVED AT 10:00 AM. THE BCFPI'S NEXT MONTHLY MEETING WILL BE **SATURDAY, MAY 1, 2021 AT 8:00 AM** IN THE COMMUNITY BUILDING. THESE MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS IN THE REGULAR MONTHLY BOARD MEETING OF THE _____ DAY OF _____, 2021.

SECRETARY

PRESIDENT

