

BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
DECEMBER 1, 2018

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET IN THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, DECEMBER 1, 2018 AT 8:00 A.M.

PRESIDENT KORY HOLMES CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT. MELVIN LEHMANN, ASST. SECRETARY WAS ABSENT.

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

THE TREASURER'S REPORT AS OF NOVEMBER 30, 2018, WAS GIVEN BY SUSAN WARNE. UPON MOTION BY SUSAN WARNE AND SECONDED BY CHRIS HENNING, THE BOARD APPROVED THE REPORT AS PAID. THE REPORT IS TO BECOME A PART OF THIS MEETING'S RECORDS.

COMMITTEE REPORTS:

ABATEMENT: NONE

ARCHITECTURAL: ONE

JERRY AND SUSAN WARNE HAVE APPLIED TO BUILD A WOOD AND WIRE FENCE ON THEIR PROPERTY AT 414 SHERWOOD FOREST LN. A MOTION TO APPROVE WAS MADE BY CHRIS HENNING, SECONDED BY JOHN DUNKLEMAN AND PASSED BY MAJORITY VOTE WITH SUSAN WARNE ABSTAINING.

GRIEVANCE: NONE

BUILDING RENTAL: NONE

SWIMMING POOL:

JERRY POTENZA REPORTED THAT THE POOL IS IN GOOD SHAPE OTHER THAN THE LEAVES THAT ACCUMULATE THIS TIME OF YEAR.

OLD BUSINESS:

1. THE BOARD RESOLVED TO MONITOR THE SUBDIVISION DUMP TO DETERMINE IF MORE DUMPSTERS ARE NEEDED. DON SHOCKEY REPORTS THAT THERE HAS BEEN NO OVERFLOW AND CURRENT CAPACITY IS SUFFICIENT.

2. THE MAINTENANCE FEE STATEMENTS FOR 2019 WERE MAILED IN OCTOBER. IF ANY HOMEOWNER HAS NOT RECEIVED THEIR STATEMENT PLEASE CALL HOA OFFICE (979) 535-8978. THE FEES ARE DUE BY JANUARY 31, 2019. A LATE CHARGE OF \$10.00 PER LOT FOR FEES NOT PAID BY THEN WILL BE ASSESSED.

3. A LOT OWNER HAS PETITIONED THE BOARD TO SELL HIM A LARGE PORTION OF THE GREEN AREA BEHIND HIS HOUSE FOR A SEPTIC SYSTEM. PRESIDENT KORY HOLMES STATED HE WILL PUT THIS BEFORE THE BOARD NEXT MONTH FOR A VOTE. CHRIS HENNING ASKED THAT KORY CONTACT OUR ATTORNEY REGARDING THIS ISSUE FOR A RECOMMENDATION.

NEW BUSINESS: NONE

COMMENTS FROM THE BOARD: NONE

COMMENTS FROM THE FLOOR:

1. A HOMEOWNER HAS OBSERVED THE UNAUTHORIZED USE OF OUR DUMP FOR THE DISPOSAL OF TRASH FROM OUTSIDE THE SUBDIVISION. PRESIDENT KORY HOLMES STATED THAT THIS IS WRONG AND IS THEFT OF SERVICES. HE ASKES THAT THESE ACTIVITIES BE REPORTED TO THE BOARD. PLEASE NOTE THE LICENSE PLATE NUMBERS OF THE VEHICLES SO THESE INDIVIDUALS CAN BE IDENTIFIED. THE BOARD WILL CONVEY THIS INFORMATION TO THE COUNTY ENVIRONMENTAL OFFICER IN CALDWELL.

2. A HOMEOWNER INFORMED THE BOARD IN WRITING THAT THE OIL RIG BETWEEN WHISPERING OAKS AND BRIARCREST HAS JUNK, BRUSH AND WEEDS THAT NEED TO BE CLEANED UP. CHRIS HENNING ASKED THE LETTER BE FORWARDED TO HIM SO HE CAN NOTIFY THE PROPER AUTHORITIES.

3. ANOTHER HOMEOWNER NOTED THAT SOME PROPERTIES APPEAR TO BE ABANDONED AND HAVE NOT BEEN MAINTAINED. PLEASE CONTACT THE BOARD WITH SPECIFIC INFORMATION.

CHANGE IN OWNERSHIP: NONE

NEW OWNER SEC BLK LOTS PREV. OWNER

THERE BEING NO FURTHER BUSINESS, A MOTION BY CHRIS HENNING AND SECONDED BY SUSAN WARNE TO ADJOURN THE MEETING WAS APPROVED AT 8:18 AM.

THE BIRCH CREEK FOREST PROPERTIES, INC. NEXT MONTHLY MEETING IS SCHEDULED TO BE HELD ON **SATURDAY, JANUARY 5, 2019 AT 8:00 AM** AT THE COMMUNITY BUILDING.

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

SECRETARY

PRESIDENT