

**BIRCH CREEK FOREST PROPERTIES, INC.  
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS  
DECEMBER 7, 2019**

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET IN THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, DECEMBER 7, 2019 AT 8:03 A.M.

PRESIDENT MELVIN LEHMANN CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT. TREASURER DENISE APOSTOLO WAS ABSENT.

MINUTES OF THE REGULAR BOARD MEETING HELD NOVEMBER 2, 2019 WHICH WERE POSTED AND CIRCULATED, WERE APPROVED, UPON MOTION BY CHRIS HENNING AND SECONDED BY DAVE SMITH. THE MINUTES WILL BECOME A PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF OCTOBER 31, 2019, WAS GIVEN BY MELVIN LEHMANN. UPON MOTION BY CHRIS HENNING AND SECONDED BY DAVE SMITH, THE BOARD APPROVED THE REPORT AS PAID. THE REPORT IS TO BECOME A PART OF THIS MEETING'S RECORDS.

**COMMITTEE REPORTS:**

**ABATEMENT:** NONE

**ARCHITECTURAL:** TWO

1. MARK AND MARTHA DURIO HAVE APPLIED TO BUILD A METAL GARAGE (1200 SQ FT) LOCATED ON THEIR PROPERTY AT 306 OAK GLEN CIR. A MOTION TO APPROVE WAS MADE BY CHRIS HENNING, SECONDED BY DAVE SMITH AND PASSED UNANIMOUSLY.

2. MARK AND MARTHA DURIO HAVE APPLIED TO BUILD A METAL BARN (875 SQ FT) LOCATED ON THEIR PROPERTY AT 306 OAK GLEN CIR. A MOTION TO APPROVE WAS MADE BY CHRIS HENNING, SECONDED BY JOHN DUNKLEMAN AND PASSED UNANIMOUSLY.

**GRIEVANCE:** NONE

**BUILDING RENTAL:** NONE

**SWIMMING POOL:** JERRY POTENZA REPORTS THE POOL IS IN GOOD CONDITION. THE AIR AND WATER LEAKS DO NOT INHIBIT ADEQUATE WATER CIRCULATION. PRESIDENT LEHMANN SAID THAT THE CONTRACTOR HAS NOT CONTACTED HIM AND HE WILL SEARCH FOR ANOTHER TO DO THE REPAIR ON THE POOL FOR NEXT SEASON.

**OLD BUSINESS:**

1. BCFPI'S LIABILITY INSURANCE WAS RENEWED FOR THE COMING YEAR. THE INSURANCE PROVIDER IS STATE FARM AND THE PREMIUM FOR THIS YEAR (2020) IS \$2,376.51. LAST YEAR WE PAID \$2,432.00 FOR THE SAME INSURANCE.

2. THE MAINTENANCE FEE STATEMENTS FOR 2020 WERE MAILED OUT IN OCTOBER. A LETTER WAS INCLUDED EXPLAINING THE \$6.00 INCREASE IN THE MAINTENANCE FEE (\$62.00 TO \$68.00 PER LOT).

3. THE NEW BULLETIN BOARD AT THE ENTRANCE TO THE SUBDIVISION HAS BEEN INSTALLED. THE RIGHT SIDE IS RESERVED FOR THE PUBLIC WHO MAY POST ANYTHING THEY DEEM APROPRIATE. PLEASE PLACE WHAT YOU WOULD LIKE POSTED IN THE MAIL BOX NEXT TO THE BULLETIN BOARD AND IT WILL BE POSTED ASAP. PLEASE LIMIT NOTICES TO ONE-HALF SHEET.

4. THE QUOTE FOR UPGRADING THE ACCESS CONTROL TO THE GATES AT BOTH THE POOL AND THE TRASH DUMP WAS APPROVED LAST MONTH. THESE IMPROVEMENTS ARE NEEDED IN ORDER TO CONTROL ACCESS TO THE DUMP AND ALLOW FOR THE DUMP TO BE LOCKED AT NIGHT. BOB WARE, PRESIDENT OF BURLESON CO. M.U.D. #1 THAT SUPPLIES WATER FOR THIS SUBDIVISION, STATED THAT THE M.U.D. WILL PROVIDE THE FUNDS FOR THIS UPGRADE.

**NEW BUSINESS:**

1. PRESIDENT LEHMANN STATED THAT SOMEONE, NOT AUTHORIZED TO USE OUR DUMP AND NOT KNOWING HOW TO ACTIVATE THE GATE, WAS STRANDED INSIDE. THEY BUMPED THE GATE WITH THEIR VEHICLE AND DAMAGED IT ATTEMPTING TO LEAVE. THE BOARD DECIDED TO GET AN ADDITIONAL QUOTE FROM A CONTRACTOR TO INSTALL AN EMERGENCY BUTTON TO OPEN THE GATE FROM THE INSIDE.

2. PRESIDENT LEHMANN ALSO NOTED THAT, IN ADDITION TO THE ABOVE, THERE WAS ANOTHER INCIDENT OF UNAUTHORIZED DUMPING. HE SAID THAT THE VIDEO RECORD WAS EXAMINED AND THAT THE COUNTY SHERIFF HAS BEEN NOTIFIED SINCE THIS IS THEFT OF SERVICES. A MOTION WAS MADE BY VICE-PRESIDENT CHRIS HENNING TO POST A NOTICE EXPLAINING THAT OUR DUMP IS FOR **PROPERTY OWNER'S ONLY** ON THE FACEBOOK PAGE, "BIRCH CREEK PEEPS". ASSISTANT SECRETARY DAVE SMITH SECONDED THE MOTION WHICH PASSED UNANIMOUSLY.

3. PRESIDENT LEHMANN ALSO SAID THAT THE DUMP NEEDS ADDITIONAL LIGHTING AND HE MADE A MOTION TO CALL BLUEBONNET ELECTRIC AND SCHEDULE THE INSTALLATION OF ANOTHER LIGHT. VICE-PRESIDENT CHRIS HENNING SECONDED THE MOTION WHICH PASSED UNANIMOUSLY.

4. PRESIDENT LEHMANN ALSO NOTED THAT AN INVENTORY OF ALL THE STREET LIGHTS OWNED BY THE SUBDIVISION HAS BEEN MADE AND THERE ARE EIGHTY-SEVEN (87). IF A PROPERTY OWNER SEES ONE NOT WORKING, PLEASE CONTACT THE HOA OFFICE WITH THE LOCATION AND POLE TAG NUMBER. WE WILL CHECK THE INVENTORY AND, IF IT IS ONE OF OURS, WE WILL CALL BLUEBONNET TO HAVE IT FIXED.

**COMMENTS FROM THE BOARD:**

**COMMENTS FROM THE FLOOR:**

A PROPERTY OWNER ASKED IF FRACKING ACTIVITY ON THE OTHER SIDE OF PARK ROAD 57, OPPOSITE THE ENTRANCE TO OUR SUBDIVISION, WILL AFFECT OUR DRINKING WATER. BOB WARE, PRESIDENT OF THE M.U.D. STATED THAT OUR WATER SUPPLY IS SAFE AND WILL NOT BE AFFECTED. HE SAID THE WATER USED FOR FRACKING COMES FROM A DIFFERENT AQUIFER ON THE OTHER SIDE OF THE GEOLOGICAL FAULT LINE FROM THE M.U.D.'S AQUIFER. HE ALSO SAID THAT OUR WATER IS TESTED FREQUENTLY TO ASSURE THERE IS NO CONTAMINATION.

**CHANGE IN OWNERSHIP:**

NEW OWNER \_\_\_\_\_ SEC BLK LOTS \_\_\_\_\_ PREV. OWNER

NONE

THE BOARD WENT INTO EXECUTIVE SESSION AT 8:23 AM AND RECONVENED AT 9:03AM.

THERE BEING NO FURTHER BUSINESS, A MOTION BY CHRIS HENNING, SECONDED BY DAVE SMITH TO ADJOURN THE MEETING WAS APPROVED AT 9:04 AM.

THE BIRCH CREEK FOREST PROPERTIES, INC. NEXT MONTHLY MEETING IS SCHEDULED FOR **SATURDAY, JANUARY 4, 2020 AT 8:00 AM** IN THE COMMUNITY BUILDING.

**MERRY CHRISTMAS AND HAPPY NEW YEAR !**

THESE MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS IN THE REGULAR MONTHLY BOARD.

MEETING OF THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
PRESIDENT

