

**BIRCH CREEK FOREST PROPERTIES, INC.  
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS  
DECEMBER 5, 2020**

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET AT THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, DECEMBER 5, 2020 AT 8:02 A.M. PRESIDENT MELVIN LEHMANN CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT.

MINUTES OF THE REGULAR BOARD MEETING HELD NOVEMBER 7, 2020 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 NOVEMBER 30, 2020 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.

PRESIDENT LEHMANN PRESENTED MONTHLY HOA BUDGET FIGURES FOR THE FISCAL YEAR TO DATE. HE REPORTS THAT EXPENDITURES ARE MUCH THE SAME AS LAST YEAR AND THE HOA IS SOLVENT AT THIS TIME AND NO LONGER IN DEFECIT. THIS IS GOOD NEWS. WHETHER THE HOA FEE WILL NEED TO BE INCREASED NEXT YEAR IS UNKNOWN AT THIS TIME.

**COMMITTEE REPORTS:**

**ABATEMENT:** NONE

**ARCHITECTURAL:** ONE

GARY QUINTON HAS APPLIED TO BUILD A WOOD AND WIRE FENCE ON HIS PROPERTY AT 305 KAYWOOD CIR. A MOTION TO APPROVE WAS MADE BY CHRIS HENNING, SECONDED BY DAVE SMITH AND PASSED UNANIMOUSLY.

**GRIEVANCE:** NONE

**BUILDING RENTAL:** NONE

**SWIMMING POOL:**

MELVIN REPORTS FOR JERRY POTENZA THAT THE POOL IS IN EXCELLENT CONDITION. VERY LITTLE TREATMENT IS NEEDED IN COLD WEATHER TO MAINTAIN ADEQUATE LEVELS OF CHLORINE.

**OLD BUSINESS:**

1. DILLO DISPOSAL HAS SUPPLIED TWO LARGER DUMPSTERS TO AID TRASH COLLECTION. WE NOW HAVE THREE LARGE DUMPSTERS FOR NORMAL USAGE AND AN EXTRA, FOURTH, ONE FOR ADDITIONAL USE ON HOLIDAY WEEKENDS.

2. PRESIDENT LEHMANN STATED THAT THE MAINTENANCE FEE STATEMENTS FOR 2021 WERE MAILED TO ALL PROPERTY OWNERS IN OCTOBER. IF ANY PROPERTY OWNER HAS NOT RECEIVED THEIR STATEMENT PLEASE CALL THE HOA OFFICE AT (979) 535-8978. THE FEES WILL BE DUE ON JANUARY 31, 2021. AFTER THIS DATE A LATE CHARGE OF \$10.00 PER LOT WILL BE ASSESSED.

3. MELVIN REPORTED THAT POOL USERS HAVE NOTICED THE CONCRETE AROUND THE POOL HAS SUNK AND MAY BE A TRIPPING HAZARD. A CONTRACTOR HAS BEEN ENGAGED TO ESTIMATE THE NECESSARY REPAIR WORK BEFORE THE POOL OPENS ON MAY 1, 2021.

4. MELVIN INFORMED THE BOARD THAT THE DUMP TRACTOR HAS BEEN REPAIRED. THE FUEL LINE AND SHUT-OFF SOLENOID VALVE WERE REPLACED.

**NEW BUSINESS:** NONE

**COMMENTS FROM THE BOARD:**

1. MELVIN REPORTS THAT THE DEMOLITION OF THE TENNIS COURTS HAS BEGUN. THE FENCE HAS BEEN REMOVED AND THE NEXT STEP IS TO REMOVE THE CONCRETE AND POSTS AROUND THE PERIMETER. THE CONCRETE SURFACE WILL BE BROKEN-UP AND USED TO RESURFACE THE ROAD IN THE DUMP. THE TENNIS COURTS WILL BECOME A GREEN SPACE.

2. DAVE SMITH ASKED ABOUT FENCE SLATS FOR AT LEAST TWO SIDES OF THE FENCE SURROUNDING THE DUMP. HE HAS OBTAINED INITIAL PRICING. THERE FOLLOWED A GENERAL DISCUSSION FOR FUNDING IMPROVEMENTS TO THE PARK SUCH AS A NEW BASKETBALL COURT. MELVIN SUGGESTED THAT THE HOA SPONSOR A ROAST CHICKEN SALE ONCE A MONTH AS HAS BEEN DONE WITH GREAT SUCCESS ELSEWHERE.

3. MELVIN MADE A MOTION FOR DAVID LEHMANN, BCF VFD MEMBER, PARAMEDIC, AND AREA FIRST RESPONDER TO USE DIESEL FUEL FROM OUR TANK FOR HIS OFFICIAL DUTIES. DAVID DOES NOT NORMALLY RECEIVE COMPENSATION FOR USING HIS OWN FUEL. THE HOA SHARES THE COST OF FUEL WITH THE M.U..D. AND THE VFD. DAVE SMITH SECONDED THE MOTION WHICH PASSED UNANIMOUSLY.

4. MELVIN ANNOUNCED THAT THE BCF VFD HAS PARTNERED WITH **DOLLAR GENERAL** TO COLLECT CHRISTMAS TOYS FOR CHILDREN AROUND PARK ROAD 57. TO PARTICIPATE YOU MAY BUY OR BRING A TOY AND LEAVE IT IN THE COLLECTION BOX AT **DOLLAR GENERAL** ON HWY 60 W. YOU MAY ALSO BRING A TOY TO THE FIRE STATION OR M.U.D. OFFICE WHEN THEY ARE OPEN. IF YOU KNOW OF A NEEDY FAMILY THIS CHRISTMAS PLEASE GIVE THIS INFORMATION TO A BCF VOLUNTEER FIREMAN.

**COMMENTS FROM THE FLOOR:**

1. A PROPERTY OWNER ASKED IF THE PROBLEM OF BEING STRANDED IN THE DUMP HAS BEEN FIXED. MELVIN REPLIED THAT A SECOND CARD KEY READER HAS BEEN INSTALL JUST INSIDE THE GATE. THIS ENABLES ANYONE INSIDE THE DUMP TO OPEN THE GATE WITH THEIR DUMP KEY CARD IF THEY HAVE NO VEHICLE OR THEIR VEHICLE IS NOT HEAVY ENOUGH TO ACTIVATE THE GATE OPEN SWITCH. ADDITIONALLY, A SIGN AND AN EMERGENCY PHONE NUMBER WILL BE POSTED TO ASSIST ANYONE NEEDING HELP.

2. ANOTHER PROPERTY OWNER ASKED ABOUT FOLLOW-UP LETTERS TO PROPERTY OWNERS IN VIOLATION OF DEED RESTRICTIONS. MELVIN REPLIED THAT THESE WILL BE GOING OUT SOON. HE NOTED THAT SEVERAL OWNERS HAVE STARTED TO CLEAN UP THEIR PROPERTY OR HAVE PROMISED TO TAKE ACTION. THOSE WHO HAVE NOT CONTACTED THE BOARD OR PERSIST IN VIOLATION WILL RECEIVE A SECOND NOTICE AFTER WHICH THEY WILL BE REFERRED TO OUR ATTORNEY.

**CHANGE IN OWNERSHIP:** ONE

<u>NEW OWNER</u>	<u>SEC</u>	<u>BLK</u>	<u>LOT</u>	<u>PREVIOUS OWNER</u>
ALEJANDRO AND HANNAH WOLNIEWITZ	3	10	44	KENNETH FRIGO

THERE BEING NO FURTHER BUSINESS, A MOTION BY MELVIN LEHMANN, SECONDED BY JOHN DUNKLEMAN TO ADJOURN THE MEETING WAS APPROVED AT 8:29 AM.

THE BCFPI'S NEXT MONTHLY MEETING WILL BE **SATURDAY, JANUARY 2, 2021 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
PRESIDENT

