

BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
FEBRUARY 2, 2019

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET IN THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, FEBRUARY 2, 2019 AT 8:03 A.M.

VICE PRESIDENT CHRIS HENNING CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT. KORY HOLMES AND MELVIN LEHMANN WERE ABSENT.

MINUTES OF THE REGULAR BOARD MEETING HELD JANUARY 5, 2019, WHICH WERE POSTED AND CIRCULATED, WERE APPROVED, UPON MOTION BY SUSAN WARNE AND SECONDED BY JOHN DUNKLEMAN. THE MINUTES WILL BECOME A PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF DECEMBER 31, 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: TWO

SHARON ANGELO HAS APPLIED TO CONSTRUCT A BUILDING (16' x 20') WITH METAL ROOF, TILE/CONCRETE FLOOR AND 8' CEILING ON HER PROPERTY ON 346 RIDGE VIEW LN. A MOTION TO APPROVE WAS MADE BY CHRIS HENNING, SECONDED BY SUSAN WARNE AND PASSED UNANIMOUSLY.

RICHARD AND KRISTY CAPLE HAVE APPLIED TO BUILD A METAL BUILDING (30' x 30') TO MATCH ADJACENT RV COVER ON THEIR PROPERTY AT 411 LONGWOOD CIR. A MOTION TO APPROVE WAS MADE BY SUSAN WARNE, SECONDED BY JOHN DUNKLEMAN AND PASSED UNANIMOUSLY.

GRIEVANCE: ONE WRITTEN COMPLAINT

HOMEOWNER HAS WRITTEN THAT THE ANNUAL MAINTANCE FEES ON A PER LOT BASIS IS UNFAIR TO OWNERS OF MULTIPLE LOTS WHO PAY MORE, BUT RECEIVE THE SAME SERVICES AS OWNERS WITH FEWER LOTS. IN THE DISCUSSION THAT FLOWED IT WAS POINTED OUT THAT MORE SERVICES ARE PROVIDED TO OWNERS OF MULTIPLE LOTS, SUCH AS MOWING, STREETLIGHTS AND ECT. IT WAS ALSO MENTIONED THAT DEED RESTRICTIONS PROHIBIT OTHER MAINTENANCE FEE COLLECTION SCHEDULES.

A MOTION WAS MADE BY CHRIS HENNING TO RESPOND TO THIS HOMEOWNER IN WRITING AFTER CONSULTING OUR DEED RESTRICTIONS. SUSAN WARNE SECONDED THE MOTION WHICH PASSED UNANIMOUSLY. SUSAN WARNE HAS VOLUNTERED TO DRAFT THE WRITTEN RESPONSE.

BUILDING RENTAL: ONE, ON SATURDAY, JANUARY 26, 2019.

SWIMMING POOL:

JERRY POTENZA REPORTED THE POOL TO BE IN GOOD SHAPE. THE REFURBISHED SAND FILTER IS OPERATING WELL. JERRY NOTES THAT AIR LEAKS IN THE WATER CIRCULATION PIPE RESULT IN AIR BUBBLES AND REDUCED CIRCULATION, BUT THIS PROBLEM IS MANAGEABLE. REPLACING THIS PIPING IS ESTIMATED TO COST ABOUT \$5,000.00.

OLD BUSINESS:

1. THE BOARD CONTINUES TO MONITOR THE DUMP CLOSELY. 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 WERE DUE BY JANUARY 31, 2019.** A LATE CHARGE OF \$10.00 PER LOT FOR FEES NOT PAID BY THEN WILL BE ASSESSED. A PAYMENT PLAN CAN BE ARRANGED FOR THIS FEE.

NEW BUSINESS: NONE

COMMENTS FROM THE BOARD: NONE

COMMENTS FROM THE FLOOR: NONE

CHANGE IN OWNERSHIP:

<u>NEW OWNER</u>	<u>SEC</u>	<u>BLK</u>	<u>LOTS</u>	<u>PREVIOUS OWNER</u>
BETH GARDNER	7	2	6	ALBERT E. WOOD
GARY HOEFELMEYER	1	4	28	SANDRA HEINZE
TRACY D. VANN ELIZABETH WINKLEMAN	1	5	9	SARA WINKLEMAN,

THERE BEING NO FURTHER BUSINESS, A MOTION BY SUSAN WARNE AND SECONDED BY JOHN DUNKLEMAN TO ADJOURN THE MEETING WAS APPROVED AT 8:17 AM.

THE BIRCH CREEK FOREST PROPERTIES, INC. NEXT MONTHLY MEETING IS SCHEDULED TO BE HELD ON **SATURDAY, MARCH 2, 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 _____, 2019.

SECRETARY

PRESIDENT