

BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
FEBRUARY 1, 2020

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET IN THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, FEBRUARY 1, 2020 AT 8:03 A.M.

PRESIDENT MELVIN LEHMANN CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT. ASSISTANT SECRETARY DAVE SMITH WAS ABSENT.

MINUTES OF THE REGULAR BOARD MEETING HELD JANUARY 4, 2020 WHICH WERE POSTED AND CIRCULATED, WERE APPROVED, UPON MOTION BY DENISE APOSTOLO AND SECONDED BY CHRIS HENNING. THE MINUTES WILL BECOME A PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF JANUARY 31, 2020 WAS GIVEN BY DENISE APOSTOLO. UPON MOTION BY DENISE APOSTOLO AND SECONDED BY CHRIS HENNING, THE BOARD APPROVED THE REPORT AS PAID. THE REPORT IS TO BECOME A PART OF THIS MEETING'S RECORDS. A BOARDMEMBER ASKED PRESIDENT LEHMANN IF PROJECTED REVENUES WILL COVER ALL EXPENSES FOR THIS YEAR. HE REPLIED THAT HE WILL ESTIMATE THIS AND PRESENT HIS FINDINGS AT NEXT MONTH'S MEETING.

COMMITTEE REPORTS:

ABATEMENT: NONE

ARCHITECTURAL: NONE

GRIEVANCE: TEN

TWO PROPERTY OWNERS FILED FIVE IDENTICAL GRIEVANCES REGARDING DEED RESTRICTION VIOLATIONS. THE FIRST CONCERNS POULTRY IN THE SUBDIVISION. THE NEXT THREE CONCERN THE PRESENCE OF RV'S IN RESTRICTED AREAS OF THE SUBDIVISION. THE LAST COMPLAINED OF A SUSPECTED SEPTIC LEAK. PRESIDENT LEHMANN NOTED THAT ONE RV VIOLATION HAS ALREADY BEEN CORRECTED. HE VOLUNTEERED TO SEND LETTERS TO THE OTHER PROPERTY OWNERS VIOLATING DEED RESTRICTIONS.

BUILDING RENTAL: ONE, SATURDAY JANUARY 11, 2020.

SWIMMING POOL: JERRY POTENZA REPORTS THE POOL IS IN GOOD CONDITION. THE AIR AND WATER LEAKS DO NOT PREVENT WATER CIRCULATION. PRESIDENT LEHMANN SAID THAT HE HAS A NEW CONTRACTOR WHO WILL LOOK AT THE POOL NEXT WEEK AND GIVE US A ESTIMATE FOR THE REPAIRS.

OLD BUSINESS:

1. THE MAINTENANCE FEE STATEMENTS FOR 2020 WERE MAILED OUT LAST OCTOBER. IF ANY PROPERTY OWNER HAS NOT RECEIVED THEIR STATEMENT PLEASE CALL THE HOA OFFICE AT (979) 535-8978. FEES WERE DUE ON JANUARY 31, 2020. A LATE CHARGE OF \$10.00 PER LOT FOR FEES HAS BEEN ASSESSED. NEW STATEMENTS WILL BE SENT OUT BEFORE THE END OF THE MONTH.

2. 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. THANKS TO DENISE APOSTOLO FOR KEEPING THE BULLETIN BOARD CURRENT.

3. PRESIDENT LEHMANN ANNOUNCED THAT THE CONTRACTOR CHOSEN TO UPGRADE THE CARD KEY ACCESS TO THE GATES AT THE DUMP AND POOL NOW HAS ALL EQUIPMENT TO COMPLETE THE JOB. HE WILL BEGIN ENTERING THE DATA INTO A NEW LAPTOP COMPUTER WE RECENTLY PURCHASED. THE NEW SYSTEM WILL USE A SINGLE CARD FOR BOTH THE DUMP AND POOL. USERS MAY OPT FOR EITHER OR BOTH, BUT THE POOL WILL STILL HAVE THE YEARLY CHARGE FOR USE. A PUSH BUTTON EMERGENCY EXIT WILL BE INSTALLED SO PEDESTRIANS AND LIGHT VEHICLES WILL NOT BE STRANDED INSIDE THE DUMP. WORK WILL BE SCHEDULED SO THE CHANGEOVER CAN TAKE PLACE WITH MINIMUM DISRUPTION. **NEW CARD KEYS WILL BE ISSUED . CHECK BULLETIN BOARD FOR WHEN THIS WILL TAKE PLACE.**

NEW BUSINESS:

1. PRESIDENT LEHMANN STATED THAT THE BIRCH CREEK FOREST WEBSITE NEEDS TO BE RENEWED AND UPDATED. HE VOLUNTEERED TO SEE THAT THIS IS DONE.

2. PRESIDENT LEHMANN PROMISED TO CONFER WITH DON SHOCKEY TO DECIDE THE BEST WAY TO FIX HYDRAULIC LEAKS ON THE MAINTENANCE TRACTOR.

3. PRESIDENT LEHMANN ASKED THE BOARD TO DELAY REPLACING THE BULLETIN BOARDS AT THE COMMUNITY BUILDING WHILE THE ESTIMATE FOR THIS YEAR'S EXPENSES ARE BEING UPDATED.

COMMENTS FROM THE BOARD: NONE

COMMENTS FROM THE FLOOR:

A PROPERTY OWNER ASKED ABOUT PLANS FOR UPGRADING THE TENNIS COURTS. THE CONSENSUS OF THE BOARD IS THAT MORE DISCUSSION IS NEEDED ON THIS SUBJECT. PRELIMINARY ESTIMENTS FROM THE CONTRACTOR ARE VERY COSTLY.

CHANGE IN OWNERSHIP: THREE

<u>NEW OWNER</u>	<u>SEC</u>	<u>BLK</u>	<u>LOT</u>	<u>PREVIOUS OWNER</u>
TAYNA NORIEGA	3	8	95	ORAL AND ROBIN GREENWOOD
ZENA FISHER	5	1	43, 44	G&W JOINT VENTURES
C. THOMPSON	4	18	7, 8	EMRAM REAL ESTATE

THE BOARD WENT INTO EXECUTIVE SESSION AT 8:18 AM AND RECONVENED AT 8:30AM.

THERE BEING NO FURTHER BUSINESS, A MOTION BY CHRIS HENNING, SECONDED BY MELVIN LEHMANN, TO ADJOURN THE MEETING WAS APPROVED AT 8:31 AM.

THE BIRCH CREEK FOREST PROPERTIES, INC. NEXT MONTHLY MEETING IS SCHEDULED FOR **SATURDAY, MARCH 7, 2020 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 _____, 2020.

SECRETARY

PRESIDENT