

**BIRCH CREEK FOREST PROPERTIES, INC.  
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS  
FEBRUARY 6, 2021**

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET IN THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, FEBRUARY 6, 2021 AT 8:03 A.M. PRESIDENT MELVIN LEHMANN CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT.

MINUTES OF THE REGULAR BOARD MEETING HELD JANUARY 9, 2021 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 JANUARY 31, 2021 WAS GIVEN BY TREASURER JOHN SCHOELLMAN. UPON MOTION BY JOHN AND SECONDED BY JOHN DUNKLEMAN, THE BOARD UNANIMOUSLY APPROVED THE REPORT AS PAID. THE REPORT IS TO BECOME PART OF THIS MEETING'S RECORDS.

**COMMITTEE REPORTS:**

**SWIMMING POOL:**

JERRY REPORTS THAT THE POOL IS IN GOOD CONDITION. MELVIN NOTED THAT THE CONCRETE AROUND THE POOL HAS SETTLED BUT THE SEAMS NEED RECAULKING. JERRY ALSO NOTED THAT THE POOL WILL NEED REPLASTERING IN THE NEAR FUTURE AS DISCOLORATION AND PITS HAVE APPEARED SINCE THIS WORK WAS LAST DONE ABOUT TEN YEARS AGO. MEVIN AND DAVE SMITH COMMITTED TO CALLING CONTRACTORS FOR BIDS.

**ABATEMENT:** NONE

**ARCHITECTURAL:** THREE

1. JESSY HERNANDEZ HAS APPLIED TO REPLACE A WOOD AND METAL FENCE ON HIS PROPERTY AT 13851 PARK ROAD 57. HE ALSO APPLIED TO PLACE A 28 FT RV ON HIS PROPERTY. THE BOARD DECLINED TO VOTE ON THESE ARCHITECTURAL CHANGES AND WILL SEND A LETTER ASKING MR. HERNANDEZ TO CLARIFY AND CONSOLIDATE THESE AS ONE ARCHITECTURAL FORM.

2. EDWARD KUBICEK HAS APPLIED TO BUILD A STORAGE BUILDING AND ANOTHER BUILDING FOR A CHICKEN HOUSE ON HIS PROPERTY AT 605 PARKVIEW LN. THE BOARD DECLINED TO VOTE ON THIS ARCHITECTURAL CHANGE. AT THE PRESENT TIME WE DO NOT HAVE A RECORD OF MR. KUBIECK'S OWNERSHIP OF THIS PROPERTY. THE BOARD WILL SEND A LETTER ASKING HIM TO RESUBMIT THE ARCHITECTURAL FORM.

**GRIEVANCE:** NO WRITTEN GRIEVANCES

MELVIN NOTED THAT SEVERAL PROPERTY OWNER'S DOGS ARE ROAMING THE SUBDIVISION DURING DAYLIGHT HOURS. IT WAS NOTED THAT DEED RESTRICTIONS REQUIRE PETS TO BE ON A LEASH AT ALL TIMES OR IN A FENCED ENCLOSURE.

**BUILDING RENTAL:** NONE

**OLD BUSINESS:**

PRESIDENT LEHMANN STATED THAT THE MAINTENANCE FEE STATEMENTS FOR 2021 WERE MAILED TO ALL PROPERTY OWNERS LAST OCTOBER, 2020. 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 HAS BEEN ASSESSED. A PAYMENT PLAN CAN BE ARRANGED BY CALLING THE OFFICE.

**NEW BUSINESS:**

PRESIDENT LEHMANN NOTED THAT THE ARCHITECTURAL CONTROL COMMITTEE NEEDS THREE NEW MEMBERS TO BRING THEIR NUMBER UP TO FIVE MEMBERS. HE ASKED FOR VOLUNTEERS FOR THESE POSITIONS. THREE ROPERTY OWNERS VOLUNTEERED: 1.) RANDY PACHAR, 2.) BILLIE MCDUFFIE, AND 3.) BETTINIE BOLTON. JOHN SCHOELLMAN MADE A MOTION TO ACCEPT ALL THREE. DAVE SMITH SECONDED AND THE MOTION PASSED UNANIMOUSLY.

**COMMENTS FROM THE BOARD:**

DAVE SMITH PRESENTED PRICING INFORMATION FOR PRIVACY SCREENS FOR THE FENCE AT THE DUMP. HE ESTIMATES THAT ABOUT 200 FT ARE NEEDED. MESH FABRIC SCREEN APPEARS TO BE MORE COST EFFECTIVE THAN PLASTIC SLATS. DAVE WILL CONTINUE TO GENERATE MORE INFORMATION.

**COMMENTS FROM THE FLOOR:**

1. A PROPERTY OWNER ASKED ABOUT THE NEW SIGNS AT THE ENTRANCE TO THE SUBDIVISION. MELVIN STATED THAT THE OLD ONES WILL BE REPLACED WITH ONE LARGE SIGN, THE COST OF WHICH WILL BE SHARED WITH THE M.U.D. MELVIN THANKED JIMMY HINDMAN FOR HIS HELP IN MOVING THE SIGNS.

2. ANOTHER PROPERTY OWNER ASKED ABOUT THE OPERATION OF THE DUMP AND THE NEED FOR BETTER SIGNS STATING THAT ONLY HOUSEHOLD TRASH IS PERMITTED. APPLIANCES, FURNATURE, TIRES, PAINT CANS, AND MATRESSES CAN NOT BE ACCEPTED AND NEED TO BE TAKEN TO ONE OF THE COUNTY DUMPS. MELVIN STATED THAT THE COUNTY ENVIRONEMENTAL OFFICER HAS INFORMATION ON WHAT CAN BE DISPOSED OF AT OUR DUMP. DAVE SMITH VOLUNTEERED TO PROVIDE A LARGE BANNER TYPE SIGN WITH THIS INFORMATION.

3. MELVIN STATED THAT SOME KEYS WERE FOUND AT THE MAIL BOXES AT THE SUBDIVISION ENTRANCE ON FEBRUARY 2 AND WE ARE LOOKING FOR THE OWNER TO CLAIM THEM. DAVE SMITH VOLUNTEERED TO FIND OUT WHO OWNES THE KEYS.

**CHANGE IN OWNERSHIP:** NONE

PRESIDENT LEHMANN ANNOUNCED THAT THREE CANDIDATES WHO HAVE ASKED TO BE CONSIDERED FOR CONTRACT MOWING OF THE SUBDIVISION HAVE BEEN INVITED TO TODAYS EXECUTIVE SESSION. MELVIN PROPOSED THAT THE BOARD INTERVIEW EACH TO ANSWER ANY QUESTIONS WE OR THEY MAY HAVE.

THE BOARD WENT INTO EXECUTIVE SESSION AT 8:48 AM AND RECONVENED AT 10:13 AM.

THERE BEING NO FURTHER BUSINESS, A MOTION BY MELVIN LEHMANN, SECONDED BY CHRIS HENNING, TO ADJOURN THE MEETING WAS APPROVED AT 10:14 AM.

THE BCFPI'S NEXT MONTHLY MEETING WILL BE **SATURDAY, MARCH 6, 2021 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 \_\_\_\_\_, 2021.

\_\_\_\_\_  
SECRETARY

\_\_\_\_\_  
PRESIDENT