

BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
JANUARY 5, 2019

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET IN THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, JANUARY 5, 2019 AT 8:05 A.M.

PRESIDENT KORY HOLMES CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT.

MINUTES OF THE REGULAR BOARD MEETING HELD DECEMBER 1, 2018, WHICH WERE POSTED AND CIRCULATED, WERE APPROVED, UPON MOTION BY KORY HOLMES AND SECONDED BY SUSAN WARNE. 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: THREE

ROY AND DEBBIE NOSKI HAVE APPLIED TO BUILD A WIRE AND WOOD FENCE AROUND THEIR PROPERTY ON 402 SHADOW ARBOR CIR. A MOTION TO APPROVE WAS MADE BY SUSAN WARNE, SECONDED BY MELVIN LEHMANN AND PASSED UNANIMOUSLY.

JERRY AND SUSAN WARNE HAVE APPLIED TO BUILD A COVERED FRONT AND BACK PORCH (10'x20') OF PRESSURE TREATED WOOD AND GALVALUM ROOF ON THEIR PROPERTY AT 414 SHERWOOD FOREST LN. A MOTION TO APPROVE WAS MADE BY CHRIS HENNING, SECONDED BY MELVIN LEHMANN AND PASSED BY MAJORITY VOTE, WITH SUSAN WARNE ABSTAINING.

CORY AND JENIFFER FRIEDRICH HAVE APPLIED TO BUILD A WOOD DECK/PORCH (288 SQ FT) ON THEIR PROPERTY AT 719 RIPPLE CREEK DR. A MOTION TO APPROVE WAS MADE BY SUSAN WARNE, SECONDED BY JOHN DUNKLEMAN AND PASSED UNANIMOUSLY.

GRIEVANCE: NONE

BUILDING RENTAL: NONE

SWIMMING POOL:

KORY HOLMES DECLARED, JERRY POTENZA BEING ABSENT, THAT THE POOL IS IN GOOD SHAPE OTHER THAN THE LEAVES THAT ACCUMULATE THIS TIME OF YEAR.

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. DON ALSO NOTES THAT PEOPLE FROM OUTSIDE THE SUBDIVISION HAVE BEEN USING OUR DUMP. PRESIDENT KORY HOLMES HAS SAID THAT THIS IS WRONG AND IS THEFT OF SERVICES. HE ASKES THAT THESE ACTIVITIES BE REPORTED TO THE BOARD. PLEASE NOTE THE LICENSE PLATE NUMBERS OF THE VEHICLES SO THESE INDIVIDUALS CAN BE IDENTIFIED. THE BOARD WILL CONVEY THIS INFORMATION TO THE COUNTY ENVIRONMENTAL OFFICER IN CALDWELL.

3. DON ALSO REMINDED US THAT OUR DUMP CAN NOT BURN SOFAS OR UPHOLSTERED FURNITURE. TAKE THESE TO THE COUNTY DUMP (CALL PRECINCT #4 CAROL HILL 979-596-1022).

4. 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 ARE 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.

5. A LOT OWNER HAS PETITIONED THE BOARD TO SELL HIM A PORTION OF THE GREEN AREA BEHIND HIS HOUSE FOR A SEPTIC SYSTEM. AFTER DISCUSSIONS WITH THE BOARD, PRESIDENT KORY HOLMES STATED THAT HE DOES NOT THINK THIS SALE IS A GOOD IDEA AND PLACED A MOTION BEFORE THE BOARD NOT TO SELL. MELVIN LEHMANN SECONDED THE MOTION WHICH THE BOARD PASSED UNANIMOUSLY. PRESIDENT HOLMES ASKED THE HOMEOWNER TO SPEAK WITH THE COUNTY ENVIROMENTAL OFFICER FOR GUIDANCE AND THAT THE BOARD WOULD BE WILLING TO RECONSIDER A NEW, MORE DETAILED, PROPOSAL.

NEW BUSINESS:

MELVIN LEHMANN NOTED THAT MORE GRAVEL IS NEEDED FOR THE ROAD AT THE DUMP BUT THE AREA NEEDS TO DRY OUT FIRST BEFORE NEW GRAVEL IS BROUGHT IN.

COMMENTS FROM THE BOARD:

MELVIN LEHMANN NOTED THAT THE OIL RIG BETWEEN WISPERING OAKS AND BRIARCREST NEEDS A CLEAN UP. MELVIN VOLUNTEERED TO CONTACT THE OWNER.

COMMENTS FROM THE FLOOR:

1. A HOMEOWNER NOTED THAT AN ARCHITECTURAL FORM HAS NOT BEEN APPROVED FOR SOME CONSTRUCTION OBSERVED IN THE SUBDIVISION. MELVIN LEHMANN VOLUNTEERED TO CONTACT THE PROPERTY OWNER.

2. HOMEOWNERS NOTED THAT NEW RESIDENTS OF THE SUBDIVISION ARE NOT BEING INFORMED BY LOCAL REALTORS OF DEED RESTRICTIONS AND ETC. A SUGGESTION WAS MADE THAT A WELCOME LETTER BE PREPARED WITH THE PERTINENT INFORMATION TO BE POSTED ON THE WEB SITE, SENT TO NEW OWNERS, AND DISTRIBUTED TO LOCAL REALTORS.

CHANGE IN OWNERSHIP:

<u>NEW OWNER</u>	<u>SEC</u>	<u>BLK</u>	<u>LOTS</u>	<u>PREV. OWNER</u>
MARK AND SANDRA PASCHALL	5	6	21	STEVEN E. BOBZIN
COLLEEN HANEY	1	4	12, 13	JOHN AND JUDY OTELL
ASHLEY AND TASHA SCHUMANN	1	2	6	BERNARD AND PATRICIA KALLUS
BUSSELMAN PROP., LP	3	10	23, 24	CRAG AND STEPHANIE CLAY
E. K. (BOBBY) ADAMS HEIRS	4	15	82, 83, 85, 86	E. K. (BOBBY) ADAMS
BILLIE MCDUFFIE	5	4	5	CATHY BARRIER
GARY HOEFELMEYER	1	4	28	SANDRA HEINZE
FRED LOWERY & BETH RUTHERFORD	3	8	54, 55, 56, 57	CESAR MORA

THERE BEING NO FURTHER BUSINESS, A MOTION BY KORY HOLMES AND SECONDED BY MELVIN LEHMANN TO ADJOURN THE MEETING WAS APPROVED AT 8:37 AM.

THE BIRCH CREEK FOREST PROPERTIES, INC. NEXT MONTHLY MEETING IS SCHEDULED TO BE HELD ON **SATURDAY, FEBRUARY 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

