

BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
JANUARY 4, 2020

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET IN THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, JANUARY 4, 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 DECEMBER 7, 2019 WHICH WERE POSTED AND CIRCULATED, WERE APPROVED, UPON MOTION BY MELVIN LEHMANN AND SECONDED BY DAVE SMITH. THE MINUTES WILL BECOME A PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF DECEMBER 31, 2019, WAS GIVEN BY DENISE APOSTOLO. UPON MOTION BY DENISE APOSTOLO AND SECONDED BY JOHN DUNKLEMAN, THE BOARD APPROVED THE REPORT AS PAID. THE REPORT IS TO BECOME A PART OF THIS MEETING'S RECORDS.

COMMITTEE REPORTS:

ABATEMENT: NONE

ARCHITECTURAL: NONE

GRIEVANCE: NONE

BUILDING RENTAL: NONE

SWIMMING POOL: JERRY POTENZA REPORTS THE POOL IS IN GOOD CONDITION. THE AIR AND WATER LEAKS DO NOT PREVENT ADEQUATE WATER CIRCULATION. PRESIDENT LEHMANN SAID THAT HE HAS A NEW CONTRACTOR WHO WILL GIVE US A QUOTE TO DO THE REPAIR ON THE POOL FOR NEXT SEASON.

OLD BUSINESS:

1. THE MAINTENANCE FEE STATEMENTS FOR 2020 WERE MAILED OUT LAST OCTOBER. A LETTER WAS INCLUDED EXPLAINING THE \$6.00 INCREASE IN THE MAINTENANCE FEE (\$62.00 TO \$68.00 PER LOT PER YEAR). IF ANY PROPERTY OWNER HAS NOT RECEIVED THEIR STATEMENT PLEASE CALL THE HOA OFFICE AT (979) 535-8978. THE FEES ARE DUE BY JANUARY 31, 2020. A LATE CHARGE OF \$10.00 PER LOT FOR FEES NOT PAID BY THEN WILL BE ASSESSED.

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 APPROPRIATE. PLEASE PLACE WHAT YOU WOULD LIKE POSTED IN THE MAIL BOX NEXT TO THE BULLETIN BOARD AND IT WILL BE POSTED ASAP. PLEASE LIMIT NOTICES TO ONE-HALF SHEET. BUSINESS CARDS WELCOME.

NEW BUSINESS:

1. MAUREEN RAMIREZ (POLANSKY REALTY) REQUESTED, FOR A CLIENT, THAT A VARIANCE BE GRANTED FOR 1103 RIPPLE CREEK LANE (SEC. 5, BLK. 1, LOTS 43 AND 44) FOR A HOME AND SHED THAT ENCROACH ON THE SUBDIVISION SET BACK LINE. MELVIN LEHMANN MADE THE MOTION TO GRANT THE VARIANCE WHICH WAS SECONDED BY DAVE SMITH AND PASSED UNANIMOUSLY.

2. PRESIDENT LEHMANN ANNOUNCED THAT A CONTRACTOR HAS BEEN CHOSEN TO UPGRADE THE CARD KEY ACCESS TO THE GATES AT BOTH THE DUMP AND POOL. 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 ALSO BE INSTALLED INSIDE THE DUMP SO PEDESTRIANS AND LIGHT VEHICLES WILL HAVE FULL ACCESS AND CAN NOT BECOME STRANDED INSIDE.

WORK WILL BE SCHEDULED SO THE CHANGEOVER CAN TAKE PLACE WITH MINIMUM DISRUPTION. THE DUMP ACCESS WILL BE UPGRADED FIRST AND THE POOL LATER.

NEW BUSINESS: (continued)

NEW CARD KEYS WILL BE ISSUED . PLEASE CHECK BULLETIN BOARDS FOR WHEN THEY ARE AVAILABLE.

COMMENTS FROM THE BOARD:

1. DAVE SMITH MENTIONED THAT THE PARK AND PLAYGROUND EQUIPMENT NEED REPAIR AND UPDATING. A DISCUSSION OF THE TENNIS COURTS AND WHAT TO DO WITH THEM IN THE FUTURE, FOLLOWED. CHRIS HENNING MENTIONED THAT THE BATHROOMS AND WATER SUPPLY AT THE POOL NEED REPAIR BEFORE THE SUMMER.

2. DAVE SMITH MADE A MOTION TO ASSESS THE COST FOR REPLACING THE BULLETIN BOARDS AT THE COMMUNITY CENTER FOR NEXT MONTH'S MEETING. CHRIS HENNING SECONDED THE MOTION WHICH PASSED UNANIMOUSLY.

3. MELVIN LEHMANN STATED THAT THE RULES FOR THE USE OF THE DUMP AND POOL NEEDED TO BE UPDATED AND HE WOULD TRY TO DO THIS FOR NEXT MONTH'S MEETING.

MELVIN EMPHAISED THAT TRASH THAT CAN NOT BE ACCEPTED AT OUR DUMP SUCH AS ALL TREATED OR PAINTED WOOD SHOULD BE TAKEN TO ANY OF SEVERAL COUNTY DUMPS. A STICKER FOR USE OF COUNTY DUMPS CAN BE PURCHASED AT THE TAX OFFICE IN CALDWELL.

HE ALSO SAID THAT PROPERTY OWNERS SHOULD BE INFORMED OF SUBDIVISION RULES BEFORE OR AS SOON AS POSSIBLE AFTER THEIR PURCHASE. HE PROPOSED THAT THE WELCOME LETTER, USED IN THE PAST, BE UPDATED AND ROUTINELY SENT.

4. MELVIN ALSO PROPOSED THAT THE SIGN AT THE ENTRANCE STATING THAT WE ARE A DEED RESTRICTED SUBDIVISION BE PLACED WHERE IT IS EASIER TO SEE WHEN ENTERING THE SUBDIVISION.

5. A DISCUSSION WAS HELD ON HOW BEST TO MAKE COPIES OF MAPS OF THE SUBDIVISION FOR DISTRIBUTION TO PROPERTY OWNERS. DAVE SMITH VOLUNTEERED TO PROPOSE HOW BEST TO DO THIS FOR NEXT MONTH.

COMMENTS FROM THE FLOOR: NONE

CHANGE IN OWNERSHIP: ONE

<u>NEW OWNER</u>	<u>SEC</u>	<u>BLK</u>	<u>LOT</u>	<u>PREV. OWNER</u>
JESSE HERNANDEZ	1	1	11	VINCENT MICHEL

THE BOARD WENT INTO EXECUTIVE SESSION AT 8:47 AM AND RECONVENED AT 9:15AM.

THERE BEING NO FURTHER BUSINESS, A MOTION BY MELVIN LEHMANN, SECONDED BY DAVE SMITH, TO ADJOURN THE MEETING WAS APPROVED AT 9:16 AM.

THE BIRCH CREEK FOREST PROPERTIES, INC. NEXT MONTHLY MEETING IS SCHEDULED FOR **SATURDAY, FEBRUARY 1, 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

