

**BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
JANUARY 9, 2021**

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET AT THE FIRE STATION IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, JANUARY 9, 2021 AT 8:04 A.M. PRESIDENT MELVIN LEHMANN CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT. VICE-PRESIDENT CHRIS HENNING WAS ABSENT.

MINUTES OF THE REGULAR BOARD MEETING HELD DECEMBER 5, 2020 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 DECEMBER 31, 2020 WAS GIVEN BY TREASURER JOHN SCHOELLMAN. UPON MOTION BY JOHN AND SECONDED BY DAVE SMITH, 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 CIRCULATION PUMP INLET PLUGGED WITH LEAVES BUT HE WAS ABLE TO CLEAR IT WITH NO DAMAGE TO PUMP OR MOTOR. ALSO, THE WATER SUPPLY VALVE FOR THE POOL LEAKS. PRESIDENT LEHMANN SAID THAT HE WILL ASK THE M.U.D. TO FIX THE LEAK.

ABATEMENT: NONE

ARCHITECTURAL: ONE

LIZA ANNE DENEICE HAS APPLIED TO BUILD A TREATED POST / PICKETT AND FIELD WIRE FENCE ON HER PROPERTY AT 404 LONGWOOD CIRCLE. A MOTION TO APPROVE WAS MADE BY MELVIN LEHMANN, SECONDED BY JOHN DUNKLEMAN AND PASSED UNANIMOUSLY.

GRIEVANCE: TWO WRITTEN LETTERS

A LETTER WAS RECEIVED FROM AN INDIVIDUAL WHO COMPLAINS THAT HIS NEIGHBOR, WHO OWNES A LOT IN OUR SUBDIVISION, HAS PLACED A LARGE, UGLY, METAL, STORAGE CONTAINER RIGHT NEXT TO THEIR COMMON PROPERTY LINE. HE ASKES THE BOARD IF THIS IS A DEED RESTRICTION VIOLATION. PRESIDENT LEHMANN SAID THAT HE WOULD REVIEW THE DEED RESTRICTIONS AND GET AN EXPERT OPINION.

ANOTHER PROPERTY OWNER SENT AN E-MAIL STATING THAT A CONTRACTOR DAMAGED PART OF THE ROAD IN FRONT OF HIS NEIGHBOR'S HOUSE THAT THE COUNTY HAD JUST REPAIRED. PRESIDENT LEHMANN STATED THAT THE BOARD COULD NOT HELP HIM AND HE SHOULD SEEK HELP FROM THE COUNTY.

BUILDING RENTAL: ONE, LAST MONTH

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 WILL BE ASSESSED. A PAYMENT PLAN CAN BE ARRANGED BY CALLING THE OFFICE.

NEW BUSINESS:

1. PRESIDENT LEHMANN ANNOUNCED THAT SEVEN CANDIDATES HAVE ASKED TO BE CONSIDERED FOR CONTRACT MOWING ALONG THE STREETS AND COMMON AREAS OF THE SUBDIVISION FOR THIS YEAR. MELVIN PROPOSED THAT THE BOARD CONSIDER EACH IN EXECUTIVE SESSION AND ASK FOUR, WHO ARE WILLING TO COME TO A FUTURE MEETING AND ANSWER ANY QUESTIONS THE BOARD OR MEMBERSHIP MAY HAVE.

2. PRESIDENT LEHMANN STATED THAT THERE ARE A COUPLE ISSUES REGARDING THE POOL OF WHICH HE WOULD LIKE EVERYONE TO BE AWARE. THE FIRST IS THE CONCRETE AROUND THE POOL THAT NEEDS REPAIR TO AVOID A TRIPPING HAZARD. THE SECOND IS THE SHADE TREE SO CLOSE TO THE POOL THAT WHEN IT SHEDS LEAVES THERE IS A RISK TO THE POOL CIRCULATION PUMP. REPLACING THIS PUMP IS A MAJOR COST THEREFORE, MELVIN PROPOSES TO REMOVE THE TREE. SINCE THE TREE PROVIDES SHADE AROUND THE POOL HE PROPOSES TO PROVIDE A REPLACEMENT AND ASKS THE BOARD AND MEMBERSHIP FOR ANY IDEAS THEY MAY HAVE.

COMMENTS FROM THE BOARD:

PRESIDENT LEHMANN REPORTS THAT FOLLOW-UP LETTERS ARE BEING SENT TO FOUR PROPERTY OWNERS WHO HAVE NOT YET RESPONDED TO THE INITIAL MAILING REGARDING THEIR DEED RESTRICTION VIOLATIONS. HE REPORTS THAT OF THE ELEVEN LETTERS INITIALLY SENT SIX PROPERTY OWNERS HAVE RESPONDED AND PROMISED TO TAKE REMEDIAL ACTION. THOSE WHO HAVE NOT CONTACTED THE BOARD OR PERSIST IN VIOLATION WILL BE SENT A SECOND NOTICE AFTER WHICH THEY WILL BE REFERRED TO OUR ATTORNEY.

COMMENTS FROM THE FLOOR: NONE

CHANGE IN OWNERSHIP: TWO

<u>NEW OWNER</u>	<u>SEC</u>	<u>BLK</u>	<u>LOTS</u>	<u>PREVIOUS OWNER</u>
LIZA ANNE DENEICE	2	6	49, 50, 51	R. J. AND DENISE APOSTOLO
DAVID AND TANA PEURIFOY	5	7	18, 19	MAUREEN ANN DIXON

THE BOARD WENT INTO EXECUTIVE SESSION AT 8:19 AM AND RECONVENED AT 9:21 AM.

THERE BEING NO FURTHER BUSINESS, A MOTION BY JOHN DUNKLEMAN, SECONDED BY JOHN SCHOELLMAN, TO ADJOURN THE MEETING WAS APPROVED AT 9:22 AM.

THE BCFPI'S NEXT MONTHLY MEETING WILL BE **SATURDAY, FEBRUARY 6, 2021 AT 8:00 AM** AT THE FIRE STATION.

THESE MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS IN THE REGULAR MONTHLY BOARD.

MEETING OF THE _____ DAY OF _____, 2021.

SECRETARY

PRESIDENT

