

BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
JULY 7, 2018

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET IN THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, JULY 7, 2018 AT 8:00 A.M.

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

MINUTES OF THE REGULAR BOARD MEETING HELD JUNE 2, 2018, WHICH WERE POSTED AND CIRCULATED, WERE UNANIMOUSLY APPROVED, WITH ONE CORRECTION, UPON MOTION BY KORY HOLMES AND SECONDED BY EDDIE RAMIREZ. THE MINUTES WILL BECOME A PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF JUNE 30, 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:

1. CARI VAUGHN HAS APPLIED TO BUILD A CARPORT ON HER PROPERTY AT 202 BIRCH HILL LANE. A MOTION TO APPROVE BY CHRIS HENNING AND SECONDED BY SUSAN WARNE PASSED UNANIMOUSLY.

2. WALTER TUCKER HAS APPLIED TO BUILD A 22' x 25' x 9' METAL GARAGE ON CONCRETE SLAB ON HIS PROPERTY AT 610 WOODVINE LN. A MOTION TO APPROVE WAS MADE BY SUSAN WARNE, SECONDED BY KORY HOLMES AND PASSED UNANIMOUSLY.

3. WALTER TUCKER HAS APPLIED TO ADD A BATHROOM AND ENCLOSE AND SCREEN A PORCH ON HIS HOME AT 610 WOODVINE LN. A MOTION TO APPROVE WAS MADE BY SUSAN WARNE, SECONDED BY KORY HOLMES AND PASSED UNANIMOUSLY.

4. GARY AND DALLAS QUINTON HAVE APPLIED TO BUILD A 64' x 8' FRONT AND BACK DECK COVERED WITH A METAL ROOF AND ON THE LEFT SIDE OF THE HOUSE A COVERED CARPORT BUILT INTO THE ROOFLINE AT 305 KAYWOOD CIR. A MOTION TO APPROVE WAS MADE BY KORY HOLMES, SECONDED BY SUSAN WARNE AND PASSED UNANIMOUSLY.

5. PETE CUPIAL HAS APPLIED TO INSTALL A 784 SQ FT MOBIL HOME AND BUILD A 24' x 30' METAL GARAGE AT 601 GAYWOOD LN. A MOTION TO APPROVE WAS MADE BY SUSAN WARNE, SECONDED BY CHRIS HENNING AND PASSED UNANIMOUSLY.

6. JERRY AND SUSAN WARNE HAVE APPLIED TO ENLARGE A BARN ON THEIR PROPERTY AT 414 SHERWOOD FOREST LN. A MOTION TO APPROVE WAS MADE BY CHRIS HENNING, SECONDED BY EDDIE RAMARIZ AND PASSED WITH SUSAN WARNE ABSTAINING.

GRIEVANCE: TWO

1. THREE HOMEOWNERS HAVE WRITTEN GRIEVANCES CLAIMING THAT AN RV LOCATED IN SECTION ONE OF THE SUBDIVISION LOOKS TO BE PERMANENT RATHER THAN TEMPORARY AND IS IN VIOLATION OF DEED RESTRICTIONS. A MOTION WAS MADE TO REFER THIS TO OUR ATTORNEY BY KORY HOLMES, SECONDED BY CHRIS HENNING AND PASSED UNANIMOUSLY.

2. A HOMEOWNER HAS WRITTEN A GRIEVANCE STATING THAT HIS NEIGHBOR HAS TWO DEAD TREES THAT NEED TO BE REMOVED. THIS IS NOT A BOARD ISSUE AND OTHER REMEDIES SHOULD BE PURSUED.

A FURTHER COMPLAINT CONCERNING SEWAGE LEAKAGE WAS MADE AND CHRIS HENNING WILL REPORT THIS TO THE COUNTY ENVIROMENTAL OFFICER.

BUILDING RENTAL: ONE, ON JULY 7, 2018.

SWIMMING POOL: JERRY POTENZA REPORTED THAT THE POOL WAS SHUT DOWN FOR ONE HOUR LAST WEEK WHEN IT WAS DISCOVERED THAT A CHILD HAD CONTAMINATED THE POOL. HE ALSO NOTED THAT THE POOL FILTER NEEDS A REPLACEMENT GAUGE AND THIS WORK HAS BEEN APPROVED AND SCHEDULED.

OLD BUSINESS:

1. CERTIFIED LETTERS WERE SENT IN MARCH TO ALL HOMEOWNERS WHO ARE DELIQUENT IN PAYMENT OF THIS YEAR'S MAINTENANCE FEES. THEIR CARD KEYS TO THE DUMP ARE DEACTIVATED. FOR ANYONE IN ARREARS, A PAYMENT PLAN CAN BE SET UP.

2. THE BOARD WAS INFORMED LAST MONTH THAT A PROPERTY OWNER IS ADVERTISING HIS PROPERTY FOR RENT ON AIR BNB.COM. THIS IS A VIOLATION OF DEED RESTRICTIONS. THE BOARD RESOLVED TO TAKE THE APPROPRIATE LEGAL ACTION. KORY HOLMES WILL CONTACT OUR ATTORNEY THIS MONTH.

3. THE BOARD RESOLVED TO MONITOR THE SUBDIVISION DUMP TO DETERMINE IF MORE DUMPSTERS ARE NEEDED. DON SHOCKEY REPORTS THAT ON WEEKENDS AND HOLIDAYS THE 4TH DUMPSTER WAS OPENED FOR COLLECTION AND THERE HAS BEEN NO OVERFLOW AND CURRENT CAPACITY IS SUFFICIENT. MONITORING THE DUMP WILL CONTINUE.

4. THE LIGHT NEEDED AT THE BOAT RAMP WAS INSTALLED THIS PAST MONTH. THE COUNTY INSTALLED THE LIGHT AT NO LABOR CHARGE FOR THE SUBDIVISION.

5. JIMMY HINDMAN CORRECTED LAST MONTHS MINUTES TO INCLUDE HIS NEW PHONE NUMBER AT C: (979) 271-0443

NEW BUSINESS: A THIRD VOLUNTEER WAS ACCEPTED TO FILL IN, WHEN NEEDED, WITH SWIMMING POOL SUPERVISION.

COMMENTS FROM THE BOARD:

1. A HOMEOWNER HAS REQUESTED THAT A COMPLAINT SECTION BE ADDED TO THE WEB SITE. BOARDMEMBERS NOTED THAT UPGRADING THE SITE AND CONSTANT MONITORING IS COST PROHIBITED. THE CURRENT SYSTEM OF REPORTING TO THE HOA OFFICE, USING THE MAIL SLOT, OR SENDING E-MAIL TO BCFPIBOARD@GMAIL.COM IS DEEMED SUFFICIENT AT THIS TIME.

2. A HOMEOWNER NOTES THAT WHEN THE COUNTY INSTALLS A CULVERT THEY LEAVE EXCESS GRAVEL ON THE ROADWAY. THE BOARD RECOMMENDS EXPRESSING YOUR CONCERNS TO THE COUNTY WHEN YOU SCHEDULE THEM TO INSTALL YOUR CULVERT.

COMMENTS FROM THE FLOOR:

1. THE PROPERTY OWNER WHO IS ADVERTISING ON AIR BNB.COM ADDRESSED THE BOARD AND PRESENTED HIS REASONS FOR DOING SO. KORY HOLMES INFORMED HIM THAT THIS IS A VIOLATION OF DEED RESTRICTIONS AND KORY WILL BE CONSULTING OUR ATTORNEY AS NOTED ABOVE.

2. BOB WARE INFORMED THE BOARD AFTER SPEAKING WITH COUNTY ENVIROMENTAL OFFICER THAT WE ARE NOT INTERESTED IN CHANGING THE STATUS OF OUR DUMP.

<u>CHANGE IN OWNERSHIP: NEW OWNER</u>	<u>SEC</u>	<u>BLK</u>	<u>LOTS</u>	<u>PREV.</u>
<u>OWNER</u>				
DONALD AND REBECCA ROLLINS	4	15	87, 88, 89	LISA REASOR
DARRELL AND TAMMY SHOCKEY ANTRICH	7	1	7, 8	RUDY AND LILLIAN

THE BOARD WENT INTO EXECUTIVE SESSION AT 8:33 AM AND RECONVENED AT 8:58 AM. THERE BEING NO FURTHER BUSINESS, A MOTION BY KORY HOLMES , SECONDED BY SUSAN WARNE TO ADJOURN THE MEETING WAS APPROVED AT 9:00 AM. THE NEXT MEETING WILL BE ON **AUGUST 4, 2018 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 _____, 2018.

SECRETARY

PRESIDENT