

BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
JUNE 6, 2020

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET IN THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, JUNE 6, 2020 AT 8:05 A.M.

PRESIDENT MELVIN LEHMANN CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT. MINUTES OF THE REGULAR BOARD MEETING HELD MARCH 7, 2020 WHICH WERE POSTED AND CIRCULATED, WERE APPROVED, UPON MOTION BY MELVIN LEHMANN AND SECONDED BY JOHN DUNKLEMAN. THE MINUTES WILL BECOME A PART OF THIS MEETING'S RECORDS.

NOTE: BOARD MEETINGS SCHEDULED FOR APRIL 4 AND MAY 2 WERE CANCELLED BECAUSE OF GOVERNMENT CORONA VIRUS GUIDLINES.

THE TREASURER'S REPORT AS OF MARCH 31, 2020 WAS GIVEN BY MELVIN LEHMANN. UPON MOTION BY DAVE SMITH AND SECONDED BY DENISE APOSTOLO, THE BOARD APPROVED THE REPORT AS PAID. THE TREASURER'S REPORT AS OF APRIL 30, 2020 WAS GIVEN BY MELVIN LEHMANN. UPON MOTION BY JOHN DUNKLEMAN AND SECONDED BY CHRIS HENNING, THE BOARD APPROVED THE REPORT AS PAID. THE TREASURER'S REPORT AS OF MAY 31, 2020 WAS GIVEN BY MELVIN LEHMANN. UPON MOTION BY MELVIN LEHMANN AND SECONDED BY DAVE SMITH, THE BOARD APPROVED THE REPORT AS PAID. THE ABOVE REPORTS ARE TO BECOME A PART OF THIS MEETING'S RECORDS.

COMMITTEE REPORTS:

ABATEMENT: NONE

ARCHITECTURAL: FIVE

1. THOMAS CARLSON HAS APPLIED TO BUILD A GARAGE / CARPORT (900 SQ FT) WITH WOOD FRAME AND METAL ROOF FOR HIS MOTOR HOME ON HIS PROPERTY AT 411 BIRCH FOREST DRIVE. A MOTION TO APPROVE WAS MADE BY CHRIS HENNING, SECONDED BY DAVE SMITH AND PASSED UNANIMOUSLY.

2. GEORGE WINGATE HAS APPLIED TO BUILD A METAL BUILDING/GARAGE WITH SLAB (20' x 20') FOR BOAT STORAGE ON HIS PROPERTY AT 207 RIPPLE CREEK LANE. A MOTION TO APPROVE WAS MADE BY JOHN DUNKLEMAN, SECONDED BY DAVE SMITH AND PASSED UNANIMOUSLY.

3. MELISSA MILLER HAS APPLIED TO BUILD A PIER AND BEAM HOUSE (1600 SQ FT) ON HER PROPERTY AT 201 NORTHWOOD DRIVE. A MOTION TO APPROVE WAS MADE BY DAVE SMITH, SECONDED BY JOHN DUNKLEMAN AND PASSED UNANIMOUSLY.

4. JIM PLATT HAS APPLIED TO BUILD A METAL BARN (18' x 36') FOR BOAT STORAGE ON HIS PROPERTY AT 201 SLEEPY HOLLOW. A MOTION TO APPROVE WAS MADE BY DAVE SMITH, SECONDED BY CHRIS HENNING AND PASSED UNANIMOUSLY.

5. JOHN AND JUNE DUNKLEMAN HAVE APPLIED TO BUILD A METAL STORAGE BUILDING (10' x 12') ON THEIR PROPERTY AT 501 BURNT STUMP DRIVE. A MOTION TO APPROVE WAS MADE BY DAVE SMITH, SECONDED BY DENISE APOSTOLO AND PASSED BY MAJORITY VOTE WITH JOHN DUNKLEMAN ABSTAINING.

GRIEVANCE: SEVEN

1. A PROPERTY OWNER REPORTED A LEAKING SEPTIC SYSTEM TO THE COUNTY ENVIRONMENTAL OFFICE WHICH WAS FOUND TO BE ERRONEOUS. THE LEAKING GRAY WATER LINE HAS BEEN FIXED.

2. & 3. TWO PROPERTY OWNER HAVE SUBMITTED GRIEVANCES FOR NEIGHBOR'S PROPERTIES THAT HAVE BEEN ABANDONED OR ARE IN A STATE OF DISREPAIR WITH TALL GRASS.

4., 5. & 6.. THREE PROPERTY OWNERS HAVE SUBMITTED GRIEVANCES FOR VIOLATIONS OF DEED RESTRICTIONS FOR CAMPERS IN SECTIONS RESERVED FOR SITE BUILT HOMES.

7. A PROPERTY OWNER HAS SUBMITTED A GRIEVANCE CLAIMING A NEIGHBOR'S SHED IS ON HIS PROPERTY. THIS GRIEVANCE HAS ALSO BEEN RESOLVED.

PRESIDENT LEHMANN STATED THAT LETTERS WILL BE SENT TO THE OWNERS OF THESE PROPERTIES IN VIOLATION OF DEED RESTRICTIONS. DEED RESTRICTIONS PERMIT ONLY SITE BUILT HOUSES IN SECTIONS 1, 3, AND 7. CAMPERS ARE PERMITTED, ONLY ON A TEMPORARY BASIS WITH THE APPROVAL OF THE BOARD.

BUILDING RENTAL: NONE

SWIMMING POOL: JERRY POTENZA REPORTS THE POOL IS DOING GOOD. HE DECIDED TO PUT THE WATER FILTER IN 24 HOUR SERVICE AS THE WATER APPEARED SLIGHTLY CLOUDY.

OLD BUSINESS:

1. THE MAINTENANCE FEE STATEMENTS FOR 2020 WERE MAILED LAST OCTOBER. FEES WERE DUE ON JANUARY 31, 2020. A LATE CHARGE OF \$10.00 PER LOT HAS BEEN ASSESSED.

2. A CONTRACTOR CHOSEN TO UPGRADE THE CARD KEY ACCESS TO THE GATES AT THE DUMP AND POOL NOW HAS ALL EQUIPMENT FOR THE JOB. THE NEW SYSTEM WILL USE A SINGLE CARD FOR BOTH THE DUMP AND POOL. USERS MAY OPT FOR ONE OR BOTH, BUT THE POOL WILL STILL HAVE THE YEARLY FEE.

NEW BUSINESS:

1. THE POOL OPENED IN MAY. A NEW WATER SUPPLY LINE TO THE POOL RESTROOMS AND COMMUNITY BUILDING HAS BEEN INSTALLED. ALL THE DRAINS IN THE RESTROOMS HAVE BEEN CLEARED. THANKS TO CHRIS HENNING, MELVIN LEHMANN, JIMMY HINDMAN, AND DON SHOCKEY FOR PROVIDING THE LABOR.
2. IN ACCORDANCE WITH BY-LAWS THREE PROPERTY OWNERS VOLUNTEERED TO SERVE ON THE NOMINATING COMMITTEE FOR ELECTION OF TWO DIRECTORS WHOSE POSITIONS WILL BE OPEN AT THE END OF AUGUST. NOMINEE #1: BOB WARE. MOTION TO APPROVE BY DAVE SMITH, SECONDED BY JOHN DUNKLEMAN AND UNANIMOUSLY APPROVED
NOMINEE #2: JOHN SCHOELLMAN. MOTION TO APPROVE BY DAVE SMITH, SECONDED BY MELVIN LEHMANN AND PASSED UNANIMOUSLY.
NOMINEE #3: DON SHOCKEY. MOTION TO APPROVE BY DAVE SMITH, SECONDED BY MELVIN LEHMANN AND PASSED UNANIMOUSLY. MELVIN LEHMANN MADE A MOTION TO ACCEPT THE THREE VOLUNTEERS AS THE NOMINATING COMMITTEE FOR THIS YEAR'S ELECTIONS, SECONDED BY DAVE SMITH AND APPROVED UNANIMOUSLY.
3. THE BOARD HAS RECEIVED A BID TO REPLACE ELECTRICAL PANELS (BREAKER BOXES) AT THE COMMUNITY BUILDING AND THE POOL AREA. A MOTION TO APPROVED WAS MADE BY MELVIN LEHMANN, SECONDED DAVE SMITH AND PASSED UNANIMOUSLY.

COMMENTS FROM THE BOARD:

1. ON SATURDAY JULY 4TH THE BCFPI VFD'S ANNUAL BAR-B-Q AND AUCTION WILL TAKE PLACE AS AN OPEN AIR EVENT. BAR-B-Q CHICKEN AND SAUSAGE WILL BE SUPPLIED BY TEXAS COUNTRY CATERING OF SNOOK. DAVE SMITH MADE A MOTION TO ALLOW THE VFD TO USE THE COMMUNITY BUILDING. CHRIS HENNING SECONDED AND THE MOTION PASSED UNANIMOUSLY.
2. MELVIN LEHMANN MADE A MOTION TO POSTPONE THE JULY BOARD MEETING TO SATURDAY, JULY 11, WHICH IS ALLOWED BY BY-LAWS WHEN MEETINGS FALL ON HOLIDAYS. DAVE SMITH SECONDED THE MOTION WHICH WAS APPROVED UNANIMOUSLY.
3. MELVIN LEHMANN MADE A MOTION TO TABLE DISCUSSION CONCERNING MAKING THE BOAT DOCK PRIVATE / BIRCH CREEK FOREST A GATED COMMUNITY, AS TOO EXPENSIVE, BECAUSE WE WOULD LOOSE ALL SUPPORT FROM THE COUNTY FOR ROAD MAINTENANCE AND ETC. THE MOTION WAS SECONDED BY DAVE SMITH AND PASSED UNANIMOUSLY.
4. MELVIN LEHMANN MADE A MOTION TO INSTALL EXHAUST FANS AT THE POOL RESTROOMS AND A MOTION SENSOR TO ACTIVATE THEM TO KEEP THE RESTROOMS CLEAN AND FREE OF MILDEW. DAVE SMITH SECONDED THE MOTION AND THE BOARD APPROVED UNANIMOUSLY.
5. MELVIN LEHMANN PRESENTED NEXT YEAR'S PROPOSED BUDGET WITH ACCOMPANYING SPREADSHEET OF THIS YEAR'S EXPENSES TO DATE. HE NOTED THAT REVENUES DO NOT MEET THE EXPENSES FOR THE SUBDIVISION AND THAT AN INCREASE IN THE HOA FEE WILL BE NECESSARY FOR THE COMING YEAR. DAVE SMITH MADE A MOTION TO ACCEPT THE BUDGET, SECONDED BY JOHN DUNKLEMAN AND APPROVED BY THE BOARD UNANIMOUSLY.

COMMENTS FROM THE FLOOR:

DEPUTY LES LABERTEW, BURLESON CO. SHERIFF'S DEPARTMENT, SPOKE ON ENVIROMENTAL LAW ENFORCEMENT. AFTERWARDS HE ANSWERED SEVERAL QUESTIONS FROM PROPERTY OWNERS. HE STRESSED THE NEED FOR ALL COMPLAINTS TO THE COUNTY TO BE IN WRITING. LES HAS A NEW POSITION AS CALDWELL'S SCHOOL RESOURCE OFFICER (SRO), BUT HE WILL CONTINUE TO SUPPORT THE ENVIRONMENTAL OFFICE.

<u>CHANGE IN OWNERSHIP:</u>	<u>NEW OWNER</u>	<u>SEC</u>	<u>BLK</u>	<u>LOT</u>	<u>PREVIOUS OWNER</u>
	JESSIE HERNANDEZ III	1	1	12	FREDDIE GREEN
	KEN AND TANYA NORIEGA	3	8	94	KEN FRIGO
	JAMES AND SANDRA ZEQUEIRA	4	15	70, 71	JOHN LAUCK
	SAMME HARRIS	1	1	10	VINCENT MICHEL
	EMRAM REAL ESTATE	4	18	7, 8	CHARLOTTE THOMPSON
	JIM HOLLISTER	3	10	35	FRANK AND ANNABELLE WITTLE
	GARY AND DALLAS QUINTON	4	17	11, 12, 13, 17	KEITH AND LA VELLE BINGHAM
	RENITA OSTRICIL	3	10	36	MILTON KUBENA
	MELISSA MILER	7	1	10	ARTHUR AND KAREN TILLMAN
	THOMAS CARLSON AND FELIPE LUNA	6	5	6	JAMES MAYO
	ERAM REAL ESTATE	4	18	9	KIMBERLY SHELTON
	MEGAN, LAUREN, EMILY ZARZOUR	4	5	77,78,79,80,81	JAMES AND TOMMIE KNESEX
	TAMMY VALDEZ	4	15	91, 92, 93	RAQUEL HERNANDEZ

THE BOARD WENT INTO EXECUTIVE SESSION AT 9:43 AM AND RECONVENED AT 10:32 AM. THERE BEING NO FURTHER BUSINESS, A MOTION BY MELVIN LEHMANN, SECONDED BY DAVE SMITH TO ADJOURN THE MEETING WAS APPROVED AT 10:33 AM.

THE BCFPI NEXT MONTHLY MEETING IS SATURDAY, JULY 11 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.

_____ PRESIDENT _____ SECRETARY

