

BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
MARCH 3, 2018

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET IN THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, MARCH 3, 2018 AT 8:03 A.M.

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

PRESIDENT HOLMES NOMINATED EDDIE RAMIREZ FOR SECRETARY TO SERVE OUT THE TERM OF WAYNE OEHLER, WHO RESIGNED FROM THE BOARD IN FEBRUARY AND MOVED OUT OF THE SUBDIVISION. SUSAN WARNE SECONDED THE NOMINATION AND IT PASSED UNANIMOUSLY.

MINUTES OF THE REGULAR BOARD MEETING HELD FEBRUARY 3, 2018, WHICH WERE POSTED AND CIRCULATED, WERE UNANIMOUSLY APPROVED UPON MOTION BY CHRIS HENNING AND SECONDED BY SUSAN WARNE. THE MINUTES WILL BECOME A PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF FEBRUARY 3, 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:

RJ AND DENISE APOSTOLO APPLIED TO BUILD A 18' x 36' x 10' RV COVER ON THEIR PROPERTY AT 405 LONGWOOD CI. A MOTION TO APPROVE BY CHRIS HENNING AND SECONDED BY SUSAN WARNE PASSED UNANIMOUSLY.

JERRY AND SUSAN WARNE APPLIED TO REMOVE AND REPLACE A NEW DOUBLEWIDE MOBILE HOME ON THEIR PROPERTY AT 414 SHERWOOD FOREST. A MOTION TO APPROVE WAS MADE BY JOHN DUNKLEMAN AND SECONDED BY EDDIE RAMIREZ AND PASSED WITH A MAJORITY OF THE BOARD ; SUSAN WARNE ABSTENING.

GRIEVANCE:

HOMEOWNER INFORMED THE BOARD THAT HE BELIEVES MOLD IS PRESENT ON THE MAIL BOXES AT THE ENTRANCE TO THE SUBDIVISION. BOARD WILL CONSIDER WASHING THE MAIL BOXES.

BUILDING RENTAL: NONE

SWIMMING POOL:

JERRY POTENZA REPORTED THAT THE SWIMMING POOL WATER IS IN GOOD SHAPE WITH CORRECT PH AND CHLORINE LEVELS. THERE IS SOME DIRT THAT NEEDS TO BE VACUUMED FROM THE BOTTOM OF THE POOL.

OLD BUSINESS:

EDDIE RAMIREZ NOTED THE BULLETIN BOARD AT THE ENTRANCE TO THE SUBDIVISION NEEDS TO BE SECURE FROM UNAUTHORIZED TAMPERING AND IS ALSO IN NEED OF REPAIR. A MOTION WAS MADE BY SUSAN WARNE TO MAKE REPAIR/REPLACEMENT AND INITIATE NEW PROCEDURES FOR POSTING NOTICES. THE MOTION WAS SECONDED BY KORY HOLMES AND APPROVED UNANIMOUSLY BY THE BOARD.

PRESIDENT HOLMES ANNOUNCED THAT MAINTENANCE FEES WERE DUE BY JANUARY 31. THOSE RECEIVED AFTER JANUARY 31 OR HAVE A POST MARK OF FEBRUARY 1 OR LATER WILL BE ASSESSED A \$10.00 COLLECTION FEE FOR EACH LOT OWNED. THOSE WHO HAVE NOT PAID RECEIVED A STATEMENT IN FEBRUARY WITH THIS COLLECTION FEE ADDED.

TO MAKE PAYING THE MAINTENANCE FEE EASIER, A PAYMENT PLAN CAN BE WORKED OUT BY CONTACTING THE BUSINESS OFFICE.

NEW BUSINESS:

THE BOARD APPROVED THE WORDING OF CERTIFIED LETTERS TO BE SENT TO HOMEOWNERS WHO ARE DELINQUENT IN PAYMENT OF MAINTENANCE FEES. THESE HOMEOWNERS WILL HAVE 30 DAYS AFTER THE LETTER IS SENT TO SETTLE THEIR ACCOUNT BEFORE THEIR DUMP CARD KEY IS DEACTIVATED. A MOTION TO ACCEPT THE WORDING OF THE LETTERS WITH DATE CORRECTIONS WAS MADE BY KORY HOLMES AND SECONDED BY CHRIS HENNING AND APPROVED UNANIMOUSLY.

COMMENTS FROM THE BOARD:

THE SUBDIVISION'S BAR-B-Q THIS YEAR WILL BE HELD ON SATURDAY, JUNE 30, 2018.

COMMENTS FROM THE FLOOR:

DON SHOCKY NOTED THAT SEVERAL REPAIRS ARE NEEDED AROUND THE SWIMMING POOL AREA BETWEEN THE FENCE AND THE REST ROOMS AND VOLUNTERED TO SCHEDULE/OVERSEE THE WORK. CHRIS HENNING MOTIONED TO ACCEPT DON'S OFFER WITH EDDIE RAMIREZ SECONDED AND THE BOARD APPROVING UNANIMOUSLY.

HOMEOWNERS NOTED THAT THE ROADWAY IN THE DUMP AREA NEEDS MORE LIMESTONE GRAVEL. EDDIE RAMIREZ MADE A MOTION TO BUY 2-3 LOADS OF LIMESTONE GRAVEL AND WAS SECONDED BY CHRIS HENNING AND APPROVED UNANIMOUSLY BY THE BOARD.

CHANGE IN OWNERSHIP:

<u>NEW OWNER</u>	<u>SEC</u>	<u>BLK</u>	<u>LOTS</u>	<u>PREV.</u>
<u>JERRY & SUSAN WARNE</u>	4	8	16	MARK HORAK
SAMUEL RUFFINO	5	8	7, 8, 9, 10	VICKIE SMITH
RJ & DENISE APOSTOLO	2	6	50, 51	RICHARD CAPLES
SARA & BETH WINKELMANN	1	5	9	JOHNN STRATMAN
CESAR MORA SNEED	3	8	54, 55, 56, 57	CHARLES & KARI
DEBRA WINSTON	6	5	2, 3	WAYNE OEHLER
ROBERT & NICOLEE HUBLEY RAHMANN	1	3	1, 2	RONAK & JENNIFER

THE BOARD WENT INTO EXECUTIVE SESSION AT 8:41 AM AND RECONVENED THE GENERAL MEETING AT 9:18 AM.

PRESIDENT KORY HOLMES ANNOUNCED THE BOARD APPROVED THE CONTRACT TO HIRE JIMMY HINDMAN TO CUT GRASS ALONG THE SUBDIVISION ROADWAYS.

THERE BEING NO FURTHER BUSINESS TO COME BEFORE THE BOARD, A MOTION BY KORY

HOLMES AND SECOND BY SUSAN WARNE TO ADJOURN THE MEETING WAS APPROVED AT 9:20 AM.

THE NEXT MEETING WILL BE ON APRIL 7, 2018 IN THE COMMUNITY BUILDING AT 8:00 AM.

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

MEETING OF THE _____ DAY OF _____, 2018.

SECRETARY

PRESIDENT