

BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
MARCH 2, 2019

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET IN THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, MARCH 2, 2019 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 FEBRUARY 2, 2019, WHICH WERE POSTED AND CIRCULATED, WERE APPROVED, UPON MOTION BY KORY HOLMES AND SECONDED BY CHRIS HENNING. THE MINUTES WILL BECOME A PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF FEBRUARY 28, 2019, 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: EIGHT

LARRY REEDY HAS APPLIED TO BUILD A METAL CARPORT (14' X 30') OVER THE DRIVEWAY ON HIS PROPERTY AT 415 BIRCH HILL LANE. A MOTION TO APPROVE WAS MADE BY SUSAN WARNE, SECONDED BY CHRIS HENNING AND PASSED UNANIMOUSLY.

ROBERT AND JANIS LOESCH HAVE APPLIED TO BUILD METAL CHAIN LINK FENCE WITH GATES ON THEIR PROPERTY AT 105 WHISPERING OAKS DR. A MOTION TO APPROVE WAS MADE BY CHRIS HENNING, SECONDED BY SUSAN WARNE AND PASSED UNANIMOUSLY.

CHRIS AND PAMELA HENNING HAVE APPLIED TO PLACE A STORAGE CONTAINER ON THEIR PROPERTY AT 519 BIRCH HILL LANE. A MOTION TO APPROVE WAS MADE BY KORY HOLMES, SECONDED BY MELVIN LEHMANN AND PASSED BY MAJORITY VOTE WITH CHRIS HENNING ABSTAINING.

JIM AND PATTI STERLE HAVE APPLIED TO BUILD A PORTABLE DUTCHBARN STORAGE SHED ON THEIR PROPERTY AT 502 RAMBLEWOODS. A MOTION TO APPROVE WAS MADE BY SUSAN WARNE, SECONDED BY JOHN DUNKLEMAN AND PASSED UNANIMOUSLY.

STEVE AND VICKIE LEE HAVE APPLIED TO BUILD A HOUSE AND STORAGE BUILDING ON THEIR PROPERTY AT 315 RIPPLE CREEK LANE EAST. A MOTION WAS MADE BY MELVIN LEHMANN TO APPROVE THE APPLICATION GRANTING AN EXCEPTION, WAIVING THE MINIMUM SQ FT REQUIREMENT BECAUSE OF LOT SIZE AND EROSION. THE MOTION WAS SECONDED BY SUSAN WARNE AND APPROVED UNANIMOUSLY.

ROBERT AND DEBBIE ADAMS HAVE APPLIED TO BUILD A CARPORT ON THEIR PROPERTY AT 410 BIRCH HILL LN. A MOTION TO APPROVE WAS MADE BY SUSAN WARNE, SECONDED BY CHRIS HENNING AND PASSED UNANIMOUSLY.

PETE CUPIAL HAS APPLIED TO BUILD A COVERED FRONT AND BACK PORCH ON HIS MOBILE HOME AT 601 GAYWOOD LN. A MOTION TO APPROVE WAS MADE BY CHRIS HENNING, SECONDED BY MELVIN LEHMANN AND PASSED UNANIMOUSLY.

STEVE ALBRECHT HAS APPLIED TO BUILD A CARPORT ON HIS PROPERTY AT 401 RIPPLE CREEK LANE. A MOTION TO APPROVE WAS MADE BY KORY HOLMES, SECONDED BY MELVIN LEHMANN AND PASSED UNANIMOUSLY.

GRIEVANCE: NONE

BUILDING RENTAL: NONE

SWIMMING POOL:

JERRY POTENZA REPORTED AIR LEAKS IN THE WATER CIRCULATION PIPE RESULTING IN ONLY TWO OF THE THREE SKIMMERS WORKING. CONTRACTORS CAUTION THAT EXCAVATING AROUND THE POOL MAY CAUSE DAMAGE. JERRY WILL CONTINUE TO MONITOR THE SITUATION AND KEEP THE BOARD INFORMED.

OLD BUSINESS:

THE BOARD CONTINUES TO MONITOR THE DUMP CLOSELY. DON SHOCKEY REPORTS THAT THERE HAS BEEN NO OVERFLOW AND CURRENT CAPACITY IS SUFFICIENT.

THE MAINTENANCE FEE STATEMENTS FOR 2019 WERE MAILED IN OCTOBER. IF ANY HOMEOWNER HAS NOT RECEIVED THEIR STATEMENT PLEASE CALL HOA OFFICE (979) 535-8978. THE FEES WERE DUE BY JANUARY 31, 2019. A LATE CHARGE OF \$10.00 PER LOT FOR FEES NOT PAID HAS BEEN ASSESSED. A PAYMENT PLAN CAN BE ARRANGED FOR THIS FEE.

NEW BUSINESS: NONE

COMMENTS FROM THE BOARD:

MELVIN LEHMANN COMMENTED THAT HE RECENTLY E-MAILED BLUEBONNET ELECTRIC ON THEIR WEB SITE COMPLAINING ABOUT THREE FAILED STREET LIGHTS AND THEY CAME OUT PROMPTLY AND FIXED THEM. HE ENCOURAGES ANYONE WHO HAS A STREET LIGHT PROBLEM TO DO THE SAME. FOR BEST RESULTS E-MAIL BLUEBONNET ON THEIR WEBSITE.

SUSAN WARNE HAS WRITTEN A RESPONSE TO THE COMPLAINT THAT THE ANNUAL HOA FEE IS UNFAIR TO OWNERS OF MULTIPLE LOTS AS PER MOTION OF THE BOARD LAST MONTH. SHE HAS SOLICITED COMMENTS FROM BOARD MEMBERS BEFORE REPLYING TO HOMEOWNER.

MELVIN LEHMANN STATED THE M.U.D. #1 NEEDS A CEMENT PAD FOR THEIR EMERGENCY GENERATOR FOR MAINTENANCE PURPOSES AND THE BOARD NEEDS TO APPROVE THIS. M.U.D.#1 WILL PAY FOR THE PAD. MELVIN WILL GET AN ESTIMATE FROM A CONTRACTOR AND REQUEST PERMISSION FROM THE BOARD NEXT MONTH.

CHRIS HENNING HAS VOLUNTERED TO CONTACT THE COUNTY ENVIROMENTAL OFFICER, LESS LABERTEW, TO CLARIFY THE REQUIREMENT FOR AN APPROVED SEPTIC SYSTEM PRIOR TO BUILDING A HOUSE IN THIS SUBDIVISION.

COMMENTS FROM THE FLOOR:

A HOMEOWNER STATED THAT HE SYMPATHIZES WITH MULTIPLE LOT OWNERS PAYING THE CURRENT SCHEDULE OF HOA FEES AND URGES THE BOARD TO BE WILLING TO CONSIDER NEW WAYS TO GO FORWARD IN THE FUTURE, RELYING LESS ON PAST PRESIDENTS.

A HOMEOWNER ASKED IF THE SUBDIVISION'S ACCOUNTANT HAS BEEN TASKED TO EVALUATE THE NEED FOR INCREASING HOA FEES FOR NEXT YEAR AS PER BY-LAWS. PRESIDENT HOLMES REPLIED THAT, YES, IT IS HIS INTENTION TO DO THIS AT THE PROPER TIME.

A HOMEOWNER NOTED THAT ZOCHNET WILL BE REMOVING OLD, UNUSED CABLE WIRES IN THE SUBDIVISION THIS WEEK.

CHANGE IN OWNERSHIP: NONE

THERE BEING NO FURTHER BUSINESS, A MOTION BY KORY HOLMES, SECONDED BY SUSAN WARNE TO ADJOURN THE MEETING WAS UNANIMOUSLY APPROVED AT 8:35 AM.

THE BIRCH CREEK FOREST PROPERTIES, INC. NEXT MONTHLY MEETING WILL BE ON SATURDAY, APRIL 6, 2019 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 _____, 2019.

SECRETARY

PRESIDENT

