

**BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
MARCH 7, 2020**

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET IN THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, MARCH 7, 2020 AT 8:06 A.M.

PRESIDENT MELVIN LEHMANN CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT. TREASURER DENISE APOSTOLO WAS ABSENT.

MINUTES OF THE REGULAR BOARD MEETING HELD FEBRUARY 1, 2020 WHICH WERE POSTED AND CIRCULATED, WERE APPROVED, UPON MOTION BY MELVIN LEHMANN AND SECONDED BY CHRIS HENNING. THE MINUTES WILL BECOME A PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF FEBRUARY 29, 2020 WAS GIVEN BY MELVIN LEHMANN. UPON MOTION BY MELVIN LEHMANN AND SECONDED BY DAVE SMITH, THE BOARD APPROVED THE REPORT AS PAID. THE REPORT IS TO BECOME A PART OF THIS MEETING'S RECORDS.

COMMITTEE REPORTS:

ABATEMENT: NONE

ARCHITECTURAL: TWO

1. JERRY AND JUDITH HOPE HAVE APPLIED TO BUILD A GENERAL STEEL METAL BUILDING (612 SQ FT) LOCATED ON THEIR PROPERTY AT 412 LEANING OAK LN. A MOTION TO APPROVE WAS MADE BY CHRIS HENNING, SECONDED BY JOHN DUNKLEMAN AND PASSED UNANIMOUSLY.

2. MANDI WILSON AND MARCUS HURTA HAVE APPLIED TO BUILD A METAL STORAGE SHED (18' x 20') LOCATED ON THEIR PROPERTY AT 214 HIRCH HILL LN. A MOTION TO APPROVE WAS MADE BY CHRIS HENNING, SECONDED BY MELVIN LEHMANN AND PASSED UNANIMOUSLY.

GRIEVANCE: TWO

1. A PROPERTY OWNER SUBMITTED A WRITTEN GRIEVANCE THAT THE LOT WITH THE OIL WELL IN SECTION 7 ON WISPERING OAKS DRIVE NEEDS TO BE CLEANED AND MOWED.

2. ANOTHER PROPERTY OWNER HAS SUBMITTED A WRITTEN GRIEVANCE THAT A CAMPER HAS BEEN PLACED IN ONE OF THE SECTIONS RESERVED FOR SITE BUILT HOUSES.

PRESIDENT LEHMANN STATED THAT LETTERS WILL BE SENT TO THE OWNERS OF THESE PROPERTIES. MELVIN REITERATED THAT DEED RESTRICTIONS FOR SECTIONS 1, 3, AND 7 PERMIT ONLY SITE BUILT HOUSES. CAMPERS ARE PERMITTED, ONLY ON A TEMPORARY BASIS, WHILE CONSTRUCTION IS ONGOING AND ONLY WITH THE APPROVAL OF THE BOARD UPON THE SUBMISSION OF AN ARCHITECTURAL FORM.

BUILDING RENTAL: ONE, SUNDAY MARCH 1, 2020.

SWIMMING POOL:

JERRY POTENZA REPORTS THE POOL IS IN GOOD CONDITION. THE AIR AND WATER LEAKS DO NOT PREVENT WATER CIRCULATION. PRESIDENT LEHMANN SAID THAT A NEW CONTRACTOR WILL LOOK AT THE POOL AND ASKED ASST. SECRETARY DAVE SMITH TO CONTACT THEM.

OLD BUSINESS:

1. THE MAINTENANCE FEE STATEMENTS FOR 2020 WERE MAILED OUT LAST OCTOBER. FEES WERE DUE ON JANUARY 31, 2020. A LATE CHARGE OF \$10.00 PER LOT HAS BEEN ASSESSED AND NEW STATEMENTS HAVE BEEN SENT OUT. A PAYMENT PLAN CAN BE ARRANGED FOR ANY PROPERTY OWNER WHO IS IN ARREARS. PLEASE CALL THE HOA OFFICE AT (979) 535 - 8978.

OLD BUSINESS: (continued)

2. THE NEW BULLETIN BOARD AT THE ENTRANCE TO THE SUBDIVISION HAS BEEN INSTALLED. THE RIGHT SIDE IS RESERVED FOR THE PUBLIC TO POST ANYTHING DEEMED APPROPRIATE. PLEASE PLACE WHAT YOU WOULD LIKE POSTED IN THE MAIL BOX NEXT TO THE BULLETIN BOARD AND IT WILL BE POSTED .

3. PRESIDENT LEHMANN ANNOUNCED THAT THE CONTRACTOR CHOSEN TO UPGRADE THE CARD KEY ACCESS TO THE GATES AT THE DUMP AND POOL NOW HAS ALL EQUIPMENT TO COMPLETE THE JOB. HE WILL BEGIN ENTERING THE DATA INTO A NEW LAPTOP COMPUTER WE RECENTLY PURCHASED. THE NEW SYSTEM WILL USE A SINGLE CARD FOR BOTH THE DUMP AND POOL. USERS MAY OPT FOR EITHER OR BOTH, BUT THE POOL WILL STILL HAVE THE YEARLY CHARGE FOR USE. A PUSH BUTTON EMERGENCY EXIT WILL BE INSTALLED SO PEDESTRIANS AND LIGHT VEHICLES WILL NOT BE STRANDED INSIDE THE DUMP. WORK WILL BE SCHEDULED SO THE CHANGEOVER CAN TAKE PLACE WITH MINIMUM DISRUPTION. **NEW CARD KEYS WILL BE ISSUED . CHECK BULLETIN BOARD FOR WHEN THIS WILL TAKE PLACE.**

NEW BUSINESS:

A NEW WATER SUPPLY LINES TO THE COMMUNITY BUILDING AND THE POOL RESTROOMS ARE BEING INSTALLED. THANKS TO CHRIS HENNING, MELVIN LEHMANN, JIMMY HINDMAN, AND DON SHOCKEY FOR PROVIDING THE LABOR. THE DRAINS IN THE MEN’S RESTROOM WILL BE CLEARED NEXT.

COMMENTS FROM THE BOARD:

1. MELVIN LEHMANN STATED THAT DEAD TREES ON THE HOA’S PROPERTY NEED TO BE REMOVED. DAVE SMITH MADE A MOTION TO AUTHORIZE MELVIN TO GET THE TREES REMOVED. CHRIS HENNING SECONDED THE MOTION WHICH PASSED UNANIMOUSLY.

2. MELVIN ALSO STATED THAT THE STORAGE SHED BEHIND THE COMMUNITY BUILDING IS IN THE WAY OF EXCAVATIONS FOR WATER AND DRAIN REPAIRS. IT CONTAINS SOME ITEMS THAT THE LADIES’ CLUB USED. IF ANYONE WOULD LIKE TO RETAIN THESE ITEMS PLEASE LET HIM KNOW. THE BOARD WOULD LIKE TO REMOVE THE SHED.

COMMENTS FROM THE FLOOR:

A PROPERTY OWNER ASKED ABOUT FOLLOW UP ON WRITTEN GRIEVANCE LETTERS SENT TO THE BOARD. PESIDENT LEHMANN SAID THAT THE BOARD DOES FOLLOW-UP AND SITED SOME EXAMPLES. HE POINTED OUT, HOWEVER, THAT BOARD MEMBERS DO NOT INITIATE GRIEVANCES. THE BOARD DEPENDS ON PROPERTY OWNERS TO FILE WRITTEN GRIEVANCES. OUR ATTORNEY TELLS US THAT TO BE EFFECTIVE GRIEVANCES MUST BE FILED AND FOLLOWED-UP IN A TIMELY MANNER. THE BOARD IS TRYING ITS BEST TO DO THIS.

CHANGE IN OWNERSHIP: NONE

THERE BEING NO FURTHER BUSINESS, A MOTION BY CHRIS HENNING, SECONDED BY MELVIN LEHMANN, TO ADJOURN THE MEETING WAS APPROVED AT 8:35 AM.

THE BIRCH CREEK FOREST PROPERTIES, INC. NEXT MONTHLY MEETING IS SCHEDULED FOR **SATURDAY, APRIL 4, 2020 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.

SECRETARY

PRESIDENT

