

**BIRCH CREEK FOREST PROPERTIES, INC.
MINUTES OF REGULAR MEETING OF BOARD OF DIRECTORS
MARCH 6, 2021**

THE BOARD OF DIRECTORS OF BIRCH CREEK FOREST PROPERTIES, INC. MET IN THE COMMUNITY BUILDING IN BIRCH CREEK FOREST SUBDIVISION ON SATURDAY, MARCH 6, 2021 AT 8:03 A.M. PRESIDENT MELVIN LEHMANN CALLED THE MEETING TO ORDER, THERE BEING A QUORUM PRESENT.

MINUTES OF THE REGULAR BOARD MEETING HELD FEBRUARY 6, 2021 WHICH WERE POSTED AND CIRCULATED WERE APPROVED UPON MOTION BY MELVIN LEHMANN AND SECONDED BY DAVE SMITH. THE MINUTES WILL BECOME PART OF THIS MEETING'S RECORDS.

THE TREASURER'S REPORT AS OF FEBRUARY 28, 2021 WAS GIVEN BY TREASURER JOHN SCHOELLMAN. UPON MOTION BY JOHN AND SECONDED BY DAVE SMITH, THE BOARD UNANIMOUSLY APPROVED THE REPORT AS PAID. THE REPORT IS TO BECOME PART OF THIS MEETING'S RECORDS.

COMMITTEE REPORTS:

SWIMMING POOL:

JERRY REPORTS THAT THE POOL WATER IS IN GOOD CONDITION. HE NOTES THAT THE WATER LEVEL HAS GONE DOWN IN THE LAST FOUR DAYS INDICATING A POSSIBLE PIPE LEAKS DUE TO THE RECENT COLD WEATHER. HE ALSO NOTED THAT SOME NEW CRACKS MAY HAVE APPEARED IN THE POOL HE IS MONITORING THE POOL CLOSELY AND WILL REPORT TO MELVIN WHAT HE FINDS. DAVE SMITH HAS VOLUNTEERED TO HAVE A CONTRACTOR EVALUATE THE CONDITION OF THE POOL.

ABATEMENT: NONE

ARCHITECTURAL: TWO

MANUEL AND TANYA NORIEGA HAVE APPLIED TO BUILD A METAL SHED, A WOOD SHED, AND A CAMPER COVER ON THEIR PROPERTY AT 305 WOODVINE LANE. THE BOARD DECLINED TO VOTE ON THESE ARCHITECTURAL CHANGES UNTIL A DRAWING IS SUBMITTED SHOWING THE WHOLE PROPERTY AND DISTANCES THESE BUILDINGS ARE FROM ADJACENT PROPERTY LINES AND GREENWAY AREAS.

GRIEVANCE: NO WRITTEN GRIEVANCES

BUILDING RENTAL: NONE

OLD BUSINESS:

PRESIDENT LEHMANN STATED THAT THE MAINTENANCE FEE STATEMENTS FOR 2021 WERE MAILED TO ALL PROPERTY OWNERS LAST OCTOBER, 2020. IF ANY PROPERTY OWNER HAS NOT RECEIVED THEIR STATEMENT PLEASE CALL THE HOA OFFICE AT (979) 535-8978. THE FEES WERE DUE ON JANUARY 31, 2021. A LATE CHARGE OF \$10.00 PER LOT HAS BEEN ASSESSED. A PAYMENT PLAN CAN BE ARRANGED BY CALLING THE OFFICE.

NEW BUSINESS:

1. A NEW LARGER BANNER - TYPE SIGN HAS BEEN INSTALLED AT THE DUMP EXPLAINING THE ITEMS THAT CAN BE LEFT THERE. MELVIN ASKED IF ANYONE HAS ANY FURTHER SUGESTIONS TO HELP EXPLAIN THE DUMP POLICY TO PROPERTY OWNERS? APPLIANCES, FURNATURE, TIRES, PAINT CANS, AND MATTRESSES CAN NOT BE ACCEPTED AND NEED TO BE TAKEN TO ONE OF THE COUNTY DUMPS.

NEW BUSINESS; (continued)

2. DAVE SMITH OFFERED TO PREPARE A DRAFT LETTER TO PROPERTY OWNERS EXPLAINING IN GREATER DETAIL THE DUMP POLICY. MELVIN NOTED THAT THE COUNTY ENVIRONMENTAL DEPARTMENT HAS INFORMATION ON WHAT WE ARE PERMITTED TO DUMP AT OUR SITE. MELVIN ALSO NOTED THAT THE COUNTY WOULD BE ABLE TO TELL US WHAT AN APPROPRIATE PENALTY WOULD BE FOR ANYONE WHO VIOLATES THE POSTED RULES.

3. MELVIN NOTED THAT THE CAMERAS INSTALLED AT THE DUMP COVER THE ENTRANCE WELL BUT THE DUMPSTERS ARE LESS VISIBLE AND ASKED IF ADDITIONAL CAMERAS ARE NEEDED. HE SAID THAT HE WOULD CONSULT WITH A CONTRACTOR TO SEE HOW EASILY AN ADDITIONAL CAMERA COULD BE ADDED.

4. A PROPERTY OWNER REMINDED EVERYONE THAT PERMITS FOR THE COUNTY DUMP CAN BE OBTAINED AT THE COURTHOUSE IN CALDWELL OR AT THE JP'S OFFICE IN SOMERVILLE FOR \$35.00/YEAR. THE COUNTY HAS SEVERAL DUMP SITES THAT WILL ACCEPT ITEMS THAT OUR DUMP CAN NOT.

COMMENTS FROM THE BOARD:

1. MELVIN NOTED THAT THE BATHROOMS AT THE POOL HAVE PIPE LEAKS, DUE TO THE RECENT COLD WEATHER. VICE PRRESIDENT CHRIS HENNING VOLUNTEERED TO EXAMINE THE LEAKS AND HAVE THEM FIXED.

2. MELVIN NOTED THAT THE COUNTY HAS REPAIRED THE MAILBOXES AT THE ENTRANCE TO THE SUBDIVISION AND SOME OF THE ROUGH SURFACES ON OUR SUBDIVISION ROADS. A GENERAL DISCUSSION FOLLOWED CONCERNING THE REMAINING WORK THAT IS NEEDED INCLUDING GRAVEL FOR THE SURFACE NEXT TO THE MAILBOXES AND REPAIRS TO THE PARKING LOT AT THE BOAT DOCK.

3. A PROPERTY OWNER ASKED ABOUT THE RESPONSES TO LETTERS SENT NOTIFYING PROPERTY OWNERS OF DEED RESTRICTION VIOLATIONS. MELVIN REVIEWED EACH AND NOTED THAT WE HAVE HAD GOOD RESPONSES. HOPEFULLY NONE WILL HAVE TO BE REFERED TO OUR ATTORNEYS.

4. MELVIN NOTED THAT THE PROBLEM OF ROAMING DOGS IN THE SUBDIVISION HAS LESSENERD AS PEOPLE HAVE RESPONDED TO THE BOARD'S APPEAL TO CONFORM TO DEED RESTRICTIONS. DEED RESTRICTIONS REQUIRE PETS TO BE ON A LEASH AT ALL TIMES OR IN A FENCED ENCLOSURE.

COMMENTS FROM THE FLOOR: NONE

CHANGE IN OWNERSHIP: THREE

<u>NEW OWNER</u>	<u>SEC</u>	<u>BLK</u>	<u>LOT</u>	<u>PREVIOUS OWNER</u>
NANCY SPRINGER	3	8	67	DANIEL AND KATHRYN VANCLEEF
SARON ANGELO	6	6	6	TIMOTHY MC GRIFF
KELLY AND NICOLE GARD	5	7	3 & 21	CHERLY BESSER

THE BOARD WENT INTO EXECUTIVE SESSION AT 8:39 AM AND RECONVENED AT 9:34 AM. THERE BEING NO FURTHER BUSINESS, A MOTION BY MELVIN LEHMANN, SECONDED BY CHRIS HENNING, TO ADJOURN THE MEETING WAS APPROVED AT 9:35 AM.

THE BCFPI'S NEXT MONTHLY MEETING WILL BE **SATURDAY, APRIL 3, 2021 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 _____, 2021.

SECRETARY

PRESIDENT